

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Park/Glen Avenues Historic District

other names/site number _____

2. Location

street & number 101-508 Glen Ave., 102-471 Park Ave., 209 & 301 W. Pierce, & 524 & 600 Huntington N/A not for publication

city or town Council Bluffs N/A vicinity

state Iowa code IA county Pottawattamie code 155 zip code 51503

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (see continuation sheet for additional comments).

Signature of certifying official/Title

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property Category of Property
(Check as many boxes as apply) (Check only one box)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
179	43	buildings
1	0	sites
5	0	structures
0	0	objects
185	43	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

2

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

DOMESTIC/secondary structure

LANDSCAPE/park

LANDSCAPE/park

GOVERNMENT/public works

GOVERNMENT/public works

INDUSTRY/communications facility

COMMERCE/TRADE/business

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

EARLY REPUBLIC/Federal

foundation STONE

LATE VICTORIAN/Italianate

walls WOOD

LATE VICTORIAN/Queen Anne

BRICK

roof ASPHALT

other STUCCO

TERRA COTTA

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

SOCIAL HISTORY

Period of Significance

1857-1942

Significant Dates

1857

Significant Person

(Complete if Criterion B is marked above)

Benton, Thomas Hart, Jr.

Cultural Affiliation

Architect/Builder

Hale, Perley

Wickham Brothers

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 40 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	[1]5	[2]6[1]6[6]9	[4]5[7]1[7]3[2]	2	[1]5	[2]6[1]7[3]4	[4]5[7]1[6]8[2]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1]5	[2]6[1]8[1]0	[4]5[7]1[6]1[0]	4	[1]5	[2]6[1]8[4]2	[4]5[7]1[4]8[2]

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Leah D. Rogers/Member

organization Tallgrass Historians L.C. date February 3, 2010

street & number 2460 S. Riverside Drive telephone 319-354-6722

city or town Iowa City state IA zip code 52246

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name see continuation sheets

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Architectural Classification (continued):

MID-NINETEENTH CENTURY/Italian Villa
LATE VICTORIAN/Italianate
LATE VICTORIAN/Gothic
LATE VICTORIAN/Queen Anne
LATE VICTORIAN/Stick/Eastlake
LATE VICTORIAN/Renaissance
LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival
LATE 19TH AND 20TH CENTURY REVIVALS/Classical Revival
LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival
LATE 19TH AND 20TH CENTURY REVIVALS/Italian Renaissance
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Prairie School
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman
MODERN MOVEMENT/Moderne

Narrative Description

The Park/Glen Avenues Historic District is located within a valley just south of the original plat of the City of Council Bluffs. The district is situated along two parallel streets—Park and Glen Avenues—that angle southeast and then south from the earliest commercial area of Council Bluffs. Park Avenue is so-named because it leads up to Fairmount Park, which occupies the high bluff that overlooks the western and northern parts of the city. Glen Avenue terminates at the bluff base just below the park, while Park Avenue curves up and around the park's northeast boundary. Cross streets that intersect within the district include: High School Avenue (so-named because the city's first high school was once located on the bluff top just south of this street), Pomona Street, and 5th Avenue. The district's north boundary is W. Pierce Street. The east and west boundaries follow along the alley and lot lines associated with the properties that front Glen and Park avenues. The south boundary follows along lot lines that encompass the extreme northern portion of Fairmount Park, specifically including the area of the city's "Glendale" reservoir and pump station. Two properties included within the district boundary actually front Huntington Avenue at the southeast corner of the district, with two properties having W. Pierce Street addresses. Otherwise, the majority of properties within the district front either Park or Glen avenues. A large portion of the district is within the Glendale Addition (platted in 1856) to the City of Council Bluffs, and the district could be labeled the "Glendale Historic District" as a result. However, the entire district is actually composed of other additions and subdivisions, such as the Purple Addition, as well as a portion at the north end that is part of the original town plat. The creation of Fairmount Park in 1880 on the rugged bluff top overlooking this residential neighborhood resulted in the establishment of Park Avenue, which connects the old city center with the newly created park. As a result of this development, the district's history was forever linked with that of Fairmount Park. Therefore, the labeling of the historic district as the "Park/Glen Avenues Historic District" evokes the overall historic context of this neighborhood better than simply identifying it with its earliest beginnings as part of the Glendale Addition. The name "Glendale," however, was applied to the city's reservoir and pump station located at the south end of Glen Avenue and the district and early city directories list residences in this area as part of "Glendale."

The lots within the district area generally have their length oriented perpendicular to the streets. Most lot sizes are 50 by 100 feet, 50 by 120 feet, or 50 by 150 feet; however, both smaller and larger lot sizes are present because of the constricting and irregular terrain of this valley. Some of the smallest lots are within the block between High School and Pomona where the constriction of the valley resulted in a constriction of the overall block size. Here most of the 55 by 130-foot lots are actually subdivided, so that the houses front Park and Glen avenues resulting in very little yard space. Some of the larger lots in the district contain more than one primary building. While the setbacks of housing within the district vary, most of the properties

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within a specific block share a similar setback. Exceptions include some of the oldest dwellings in the district, which are generally set back farther from the street than the later housing. In addition, several of the larger houses actually encompass more than one lot.

Property Types

The significance of the properties in the Park/Glen Avenues Historic District lies in their association with, and representation of, the historical development of this neighborhood during the period of significance from 1857 to 1942. While the majority of the district was in place by 1930, there was one important addition—the Glendale Reservoir—added in 1941-42 and warranting extension of the period of significance to 1942. Properties under this context are significant under Criterion A for their association with the historical development of this neighborhood, Criterion B for their direct association with important persons in the neighborhood's settlement and development as well as with the city's growth and development, and/or Criterion C for the architectural significance of important buildings, structures, or objects, architectural styles or designs, and/or important builders or architects that shaped this neighborhood during the period of significance. For the current nomination, significance under Criterion D (primarily archaeological significance) is not claimed but could be achieved by properties that are represented solely by archaeological remains, such as former house sites or outbuilding locations. The main boom period of construction occurred between 1880 and 1930, when most of the large and stylish homes were added to this neighborhood.

For properties associated with the historical development of the Park/Glen neighborhood, integrity of setting, location, association, design, materials, and feeling are of most importance. Properties that were moved within this neighborhood during the period of significance are still considered contributing if they were moved to a similar setting and maintained their association with the neighborhood's residential development. Individually eligible properties need to have a higher degree of integrity in order to be considered eligible under this context and will present much the same appearance as they did when first built. Loss of original siding material, the majority of original windows, important stylistic components, and original porches negatively affect a property's individual eligibility.

Properties eligible as contributing buildings or structures to the Park/Glen Avenues Historic District can have a lesser degree of integrity but must still be able to convey a sense of time and place appropriate to this neighborhood's period of significance. For a building to be considered contributing to this district it is desirable to retain as much as possible of its original material and design elements; however, some modifications may be considered significant components of the building's evolution if the modifications occurred within the period of significance and reflected changing developments in the tastes and styles of the day. Porch replacements dating from the early twentieth century would be the most common example of a potentially significant modification that would contribute rather than detract from a building's historic integrity. Siding replacement is the most common recent type of alteration. The type of replacement siding and its approximation of the original siding was considered in the evaluation of a property as well as the consideration of whether the original siding could remain intact underneath the new siding. Reversibility of siding replacement and other modern changes was a factor in evaluation of the integrity of a property within the district. Houses with these issues still contribute their intact and historic function—domestic abode—and they still contribute to the historic streetscape rhythm with their setback, overall scale, and building size. Some dwellings are also able to still convey a sense of their original stylistic influence in their overall form or the retention of stylistic features such as bay windows, gable projections, dormers, and roof forms.

The following property types are represented by the 149 primary buildings within the historic district. These property types are predominantly residential in function but include one modern commercial building and a former radio station. The property types were defined by form and stylistic influence.

Hipped Cottage - This vernacular house type generally consists of a small, one-story framed hip-roofed cottage. Examples include both pyramidal and truncated hipped roof types. Some stylistic influence can be seen in porch and window types such

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as Queen Anne and Craftsman. In Council Bluffs, a variant of the hipped cottage was noted in the Willow/Bluff/3rd Street Historic District defined as a "Raised Hipped Cottage" type that consists of a one-story hipped cottage raised on a basement level constructed of brick (Rogers 2005). The type may have originated in a Southern type of architecture where raised basements were used to help solve the problem of heat and humidity, with the basement level used for cooking and other household activities. It was suspected that the examples seen in Council Bluffs may have been more of a solution to the steep terrain, with the basement levels banked into the hillslope but still largely exposed on all sides. While there are few examples of this type in the Park/Glen Avenues Historic District, there was at least one house along Park Avenue that had its main floor entry reached by exterior stairs to the second story. This example is found at 321 Park Avenue, but has been greatly remodeled to the point that it could only be identified as a raised cottage variant from an 1885 illustration of the property. Eleven examples of hipped cottages are present in the district (see attached Property Type Photographs):

114 Glen Avenue (two-story hipped) - contributing	built or moved here between 1928 and 1962
142 Park Avenue - contributing	built c.1879
177 Glen Avenue - contributing	built c.1910
321 Park Avenue (raised cottage originally) - non-contributing	built 1850s; burned/rebuilt 1880s-90s; remodeled 1950s
324 Park Avenue - contributing	built c.1905
325 Glen Avenue - contributing	built c.1904
405 Glen Avenue - non-contributing	built c.1890-1900
428 Glen Avenue - contributing	built c.1905
434 Glen Avenue - non-contributing	built c.1900
447 Park Avenue (two-story hipped) - non-contributing	built c.1899
453 Park Avenue - non-contributing	built c.1887

Front-Gabled Cottage - This vernacular house type consists of small, one to one-and-one-half story frame cottages that have a gable-front roof orientation. As with the hipped cottage, some stylistic influence can be found in porch and window types and some siding treatments including Colonial Revival, Queen Anne, and Craftsman styles. There is also one example (129 Park Avenue) that consists of a number of different gable types intersecting in a complex form that is the result of multiple modifications and additions. This example defies a particular definition other than Gabled Cottage. Two other examples are technically actually gabled-front-and-wing forms defined by the intersection of both front and side gabled sections and represent a common vernacular house form in the Midwest. Fifteen examples of the front-gabled cottage type are present within the district (see also Property Type Photographs):

129 Park Avenue - non-contributing	built c.1946
156 Park Avenue - contributing	built c.1894-95
164 Park Avenue - contributing	built or remodeled c.1880s-early 1900s
166 Park Avenue - contributing	built c.1913
192 Glen Avenue - contributing	built c.1905
200 Park Avenue - contributing	built 1897
304 Park Avenue - contributing	built c.1909
312 Park Avenue - contributing	built c.1910
406 Glen Avenue - contributing	built c.1899
410 Park Avenue (gabled-front-and-wing) - contributing	built or remodeled into a residence c.1917
421 Glen Avenue - non-contributing	built c.1893-94
437 Glen Avenue - non-contributing	built c.1911
449 Glen Avenue - non-contributing	built c.1905
451 Glen Avenue - contributing	built c.1902
453 Glen Avenue (Queen Anne gabled-front-and-wing) - contributing	built c.1900

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Side-Gabled Cottage - This type is a variation of the gabled cottage but has a side-gabled roof orientation. This type often has porches that exhibit Queen Anne, Colonial Revival, and Craftsman stylistic details. Nine examples of the side-gabled cottage are present in the district (see also Property Type Photographs):

107 Park Avenue - contributing	built c.1900
112 Glen Avenue (two-story side-gabled) - contributing	built c.1905
114 Park Avenue - contributing	built c.1880
203 Park Avenue - contributing	built c.1900
207-½ Park Avenue - contributing	built c.1909
209 Park Avenue (I-House variation) - contributing	built c.1859
424 Glen Avenue - contributing	built c.1902-03
442 Glen Avenue - contributing	built c.1904
444 Glen Avenue - contributing	built c.1903-05

Cross-Gabled Cottage - The cross-gabled cottage type is related to both the Queen Anne and Colonial Revival styles of architecture popular in the late nineteenth to early twentieth centuries. These cottages are generally one to one-and-one-half stories in height, of frame construction, and exhibit complex roof forms, including cross gables and hipped with cross gabled ells typical of the Queen Anne style of architecture. Other decorative elements showing Queen Anne influence are often present including decorative shingle siding, turned spindle posts, and window types. Transitional "Free Classic" Queen Anne influence is also present on some examples in porches with round classical columns, with other Colonial Revival stylistic details such as cornice returns evident on later examples. There are thirteen examples in the district (see also Property Type Photographs).

116 Glen Avenue - contributing	moved 1920s; appears to be older house moved to this lot
120 Glen Avenue - contributing	built c.1896
148 Glen Avenue (Queen Anne) - contributing	built c.1897
162 Glen Avenue - contributing	built c.1905
166 Glen Avenue - contributing	built c.1902
307 Glen Avenue - contributing	built c.1906
311 Glen Avenue - contributing	built c.1910
311 Park Avenue - non-contributing	built c.1902
319 Park Avenue (Tudor Revival) - contributing	built c.1935
438 Glen Avenue (Queen Anne) - contributing	built c.1890; double house originally
439 Glen Avenue (Queen Anne) - contributing	built c.1880
455 Glen Avenue - contributing	built c.1896
471 Park Avenue - non-contributing	built c.1897

Foursquare - The foursquare vernacular house type originated in the Italianate style of architecture but evolved as part of the "Rectilinear" stylistic movement of the 1890s and continued in popularity into the 1920s. The Rectilinear movement was parallel to the Prairie School of architecture but was not an offshoot of that style (Hanchett 1987:51). However, Prairie School influence on decorative and other stylistic elements of four-square houses is common, including wide roof overhangs, window types, and porch details. The foursquare is essentially a two-story cube or square hip-roofed house that typically has four rooms on the first and four rooms on the second floor. Variations of the foursquare include the addition of ells that added to or extended the basic square plan; however, the overall thrust of the house is a square cube-like massing and plan. In addition to the Prairie School, four-square houses can show stylistic influence from the Free Classic Queen Anne, Colonial Revival, Classical Revival, and Craftsman styles of architecture, particularly in porch and window treatments. There are 30 examples in the district (see also Property Type Photographs):

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107 Glen Avenue - contributing	built c.1910
120 Park Avenue - contributing	built 1906
130 Park Avenue - contributing	built 1924
143 Glen Avenue - contributing	built c.1906
150 Glen Avenue (Prairie School) - contributing	built c.1918
161 Glen Avenue - contributing	built c.1914
163 Glen Avenue - contributing	built c.1914
167 Glen Avenue - contributing	built c.1913
171 Glen Avenue - contributing	built c.1905
188 Glen Avenue - contributing	built c.1909
198 Glen Avenue - contributing	built c.1916
199 Glen Avenue - contributing	built 1926
205 Park Avenue (Prairiesque foursquare variant) - contributing	built c.1889
211 Park Avenue - contributing	built c.1909
302 Park Avenue - non-contributing	built c.1909-10
310 Park Avenue - non-contributing	built c.1910
315 Glen Avenue - contributing	built c.1910
316 Glen Avenue - contributing	built c.1906
322 Glen Avenue (Colonial Revival) - contributing	built c.1907
322 Park Avenue (Colonial Revival) - contributing	built c.1903
323 Glen Avenue (Colonial Revival) - contributing	built c.1903
334 Glen Avenue - contributing	built c.1910
337 Glen Avenue (Prairiesque) - contributing	built 1917
401 Glen Avenue (foursquare variant) - contributing	built c.1893
408 Glen Avenue - contributing	built c.1909-10
429 Glen Avenue (foursquare variant) - contributing	built c.1895
433 Glen Avenue - contributing	built c.1901-02
500 Glen Avenue - contributing	built c.1912
504 Glen Avenue - contributing	built c.1913
506 Glen Avenue - contributing	built c.1908

Bungalow/Craftsman - This style, including its vernacular expressions, is generally defined by a low-pitched roof (hip or gable) with wide eave overhang having exposed rafter tails or ends, decorative knee brace or false beam brackets, porches having half-height square or battered posts on masonry piers, multi-pane over single pane double-hung windows, and use of natural materials such as rock and cobblestones. Inspired by the Arts and Crafts movement and oriental architecture, the Craftsman style first became popular in California but quickly spread to the Midwest, where the vernacular bungalow or bungalowoid expression of the Craftsman style became as common as the Prairie School foursquare of the same era (McAlester and McAlester 1998:454). In addition, some of the Bungalow/Craftsman examples can exhibit influence from other styles, including the Prairie School, Tudor Revival, and Colonial Revival styles. Examples include designs that can also be termed high-style Craftsman or Arts and Crafts in their decorative detailing. Fifteen examples were built in the district (see also Property Type Photographs).

101 Glen Avenue - contributing	built c.1910
104 Park Avenue - contributing	built c.1914
111 Glen Avenue - contributing	built c.1909
147 Glen Avenue - contributing	built 1914

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Italian Renaissance - This style was popular from c.1890 to c.1935 (McAlester and McAlester 1998:397). Hallmarks of this style include a low-pitched hip roof typically covered with ceramic tiles, smaller upper windows, arches above doorways, a symmetrical façade, and an entrance porch accentuated by small classical columns or pilasters. One example of the Italian Renaissance style is present in the district (see also Property Type Photographs):

242 Park Avenue - contributing

built c.1924

Queen Anne/Stick/Eastlake - The Queen Anne and Stick styles of architecture are seen in the district in a number of ways, particularly in porch types and decorative wood and siding treatments on dwellings. Most examples of these styles in the district were the notable impressive homes added to the district during the boom period of the late nineteenth to very early twentieth centuries. Both styles can share certain characteristics such as asymmetry, complex roof forms, and decorative woodwork and siding. McAlester and McAlester (1998:264) have also noted a "Free Classic" variation of the Queen Anne that represented a transition of the Late Victorian styling to the Revival styles that became popular in the early 1900s. In the Free Classic variation, porch posts and window details become more Classical in their expression including round columns and Palladian windows. The Free Classic variation is noted on a number of Queen Anne-influenced houses in the district, along with the earlier expression of the Queen Anne. To some architectural historians, the Eastlake Style was more of a decorative style of ornamentation found on houses of other Late Victorian styles, primarily the Queen Anne and Stick styles. However, some classify Eastlake as a separate style characterized by geometric and more massive forms than Queen Anne. "Eastlake" is named for Charles L. Eastlake, an English architect who wrote *Hints on Household Taste in Furniture, Upholstery, and Other Details*, published in 1868 and reprinted in America in 1872. The book promoted Eastlake's particular type of furniture and interior decoration. It was the application of his design elements to the exterior of houses that has resulted in the identification of an Eastlake style for architecture and for architectural details on otherwise Queen Anne or Stick style houses. Most of the examples in the district are eclectic in their use of many Late Victorian influences and are rarely high-style or pure in their interpretation in the examples seen in late nineteenth-century Council Bluffs (Baker 1994:88; LaChiusa 2004; Morgan 2004:154). Twenty-one examples of the Queen Anne/Stick/Eastlake property type were noted in the district (see also Property Type Photographs).

102 Park Avenue - contributing

built c.1895-96

103 Park Avenue - non-contributing

built c.1897

109 Park Avenue - contributing

built 1887

126 Park Avenue (also Eastlake) - contributing

built 1890

127 Glen Avenue - non-contributing

built c.1889

135 Glen Avenue - contributing

built c.1892

136 Glen Avenue - contributing

built 1891

146 Park Avenue (foursquare transitional) - contributing

built c.1907

206 Park Avenue - contributing

built c.1900

232 Park Avenue - contributing

built c.1886

303 Park Avenue (Free Classic variation) - contributing

built 1901

332 Glen Avenue (Free Classic variation) - contributing

built c.1902

403 Glen Avenue (cottage) - contributing

built c.1899

405 Park Avenue (cross-gabled) - contributing

built c.1892

407 Park Avenue - contributing

built c.1893

409 Park Avenue (also Stick) - contributing

built c.1892

420 Glen Avenue (cross-gabled) - contributing

built c.1890

431 Park Avenue (also Stick) - contributing

built c.1897

435 Park Avenue - contributing

built c.1900

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437 Park Avenue - contributing	built c.1897
441 Park Avenue - contributing	built c.1899

Neoclassical - Also known as the Classical Revival style, this property type reflects the more high-style expressions of the Neoclassical. This style typically consists of a two-story dwelling dominated by a full-height porch roof supported by classical columns typically having Ionic or Corinthian capitals (McAlester and McAlester 1998:343). The façade typically shows symmetry with a centered door. Some expressions are less high-style and show Neoclassical influence primarily in the porch post and window details on an otherwise vernacular house, such as a foursquare. One public works building in the district was built 1915 in the Neoclassical style and was designed by local architects, J. Chris Jensen and G. Bernard Larson. Three examples of the Neoclassical style are present in the district including one public works building--the Glendale Pumping Station built in 1915 (see also Property Type Photographs):

137 Glen Avenue - contributing	built c.1906
228 Park Avenue - contributing	built c.1903
507 Glen Avenue (Pumping Station) - contributing	built 1915

Colonial Revival - The Colonial Revival style is one of several late nineteenth to early twentieth century revival styles that became popular nationwide. This style has its roots in the earlier Georgian and Federal/Adam styles of architect and reflects a revived interest in American colonial architecture. Hallmarks of the Colonial Revival style include an accentuated front door typically decorated with a pediment, centrally placed doors with fanlights or sidelights, symmetrical facades, and windows with multi-pane glazing on one or more sashes (McAlester and McAlester 1998:321-2). A subtype of Colonial Revival is the Dutch Colonial, which is identified by the use of the gambrel roof. While there are high-style examples of the Colonial Revival in the district, most of the influence of this style is seen on porch and window treatments and other detailing on otherwise vernacular house types. Eight examples of the Colonial Revival style are present in the district (see also Property Type Photographs).

117 Glen Avenue - contributing	built c.1905
135 Park Avenue - contributing	built c.1940
180 Glen Avenue - contributing	built c.1913
201 Park Avenue - non-contributing	built 1940s
303 Glen Avenue (Dutch variant) - contributing	built c.1905
304 Glen Avenue - contributing	built c.1907
328 Glen Avenue - contributing	built 1902
400 Glen Avenue - contributing	built 1902

Tudor Revival - The Tudor Revival style also became popular in the early twentieth century along with the Revival or Reminiscent movement in general (Baker 1994; McAlester and McAlester 1998:355). This particular style is identified by steeply-pitched gabled roofs and cross gables, half timbering on gable ends or second floor levels, and multi-pane windows, among other details. As with most of the other house types represented in the district, Tudor Revival influence is seen on houses that mix several other styles as well or on otherwise vernacular houses, such as Bungalow/Craftsman houses. The five examples in the district exhibit a vernacular expression of the Tudor Revival style (see also Property Type Photographs):

128 Glen Avenue (four houses) - contributing	built c.1928
207 Park Avenue - contributing	built 1941

Eclectic - A number of houses in the district and in Council Bluffs are best termed "eclectic" because their designs mixed two or more different architectural styles. In some cases, these are impressive architect-designed homes but cannot be well-defined

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by any one form or any one style and are labeled herein as "eclectic" for that reason. Four examples of Eclectic are present in the district (see Property Type Photographs):

144 Glen Avenue - contributing	built c.1867
150 Park Avenue - contributing (NRHP listed)	built 1887
315 Park Avenue - contributing	built 1902
331 Park Avenue - contributing	built 1872; remodeled in eclectic style in 1930s-40s

Ranch - The Ranch style originated in the mid-1930s, with the style becoming most popular after World War II in the expanding automobile suburbs. Hallmarks of the Ranch style include a rambling one-story dwelling with low-pitched hipped or gabled roof and often built-in garage units. Three examples of the Ranch style are present in the district, primarily dating from after the period of significance for the district (see also Property Type Photographs):

125-27 Park Avenue (two apartment buildings) - non-contributing	built 1940s and 1986
209 W. Pierce - non-contributing	built 1985
524 Huntington Avenue - non-contributing	built c.1960

Modernistic - The distinctive features of Modernistic buildings and structures include Art Moderne details such as smooth wall surfaces, usually of stucco (or in this case concrete), flat roofs, and grooves or lines that give a horizontal emphasis (McAlester and McAlester 1998:465). Additional features can be derived from Art Deco, including the use of zig-zags, chevrons, and other stylized geometric patterns on the façade, towers, or other vertical projections above the roofline. The one example in the district is the Glendale Reservoir built in the early 1940s (see also Property Type Photographs):

Glendale Reservoir (Moderne) - contributing	built 1941-42
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Modern Commercial - There is one example of a modern commercial property in the district where Glen Avenue intersects with W. Pierce Street. This example is devoid of any stylistic definition and is a one-story box with metal and glass windows and doors:

301 W. Pierce - non-contributing	built 1977
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Other - Converted Carriage House - Most of the outbuildings within the district remained outbuildings in function and are primarily garages. One property was originally the carriage house for the Tulleys House at 151 Park Avenue and was built in 1877 but was later converted into a dwelling in the 1940s:

151-½ Park Avenue - contributing	built 1877
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Landscape Elements - This property type consists of the landscape elements within the district boundary, including the site on which the residential portion of the district is built. The landscape includes the hilltop and slope on which the buildings were constructed and the brick-paved streets, concrete sidewalks, and retaining walls that were built within the period of significance. The retaining walls include a number built of concrete (both block and poured), stone slabs, and brick, with a few built of Sioux Quartzite blocks. Modern walls intruding on this landscape include some built of railroad ties, modern concrete blocks, and broken concrete slabs. The historic landscape elements are not counted separately from the contributing site. One wall section of some historic interest is a stone wall and narrow steps built into the steep bluff along the alley at the rear of 316 Glen. This section was built by Edwin Mitchell to provide access to Kim Field, which was built on the bluff top above his property. He used stones salvaged from the foundation of the Council Bluffs High School that once sat on this field, while the field was being built as a WPA project. The wall has become known in the neighborhood as "Mitchell's Wall."

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Comparing the property types to two other listed National Register residential districts in Council Bluffs, the Park/Glen district has no examples of the raised hipped cottage, double house, Greek Revival, or French Second Empire styles noted in the nearby Willow-Bluff-3rd Street Historic District and no comparable examples of the gable-front-and-wing, English cottage, or Lustron types noted in the Lincoln-Fairview Historic District located on the bluff slope due north of the Park/Glen district. However, all three districts contain examples of the hipped cottage, the front-gable cottage, the side-gabled cottage, the cross-gabled cottage, the foursquare, the Bungalow/Craftsman, the Gothic Revival, the Queen Anne, the Colonial Revival, the Tudor Revival, and the Ranch residential property types (Rogers 2005, 2007).

In addition are 75 secondary buildings associated with the above primary properties that were considered either contributing or non-contributing. Of the 75 secondary buildings, 55 are considered contributing buildings and include detached garages and carriage houses built within the period of significance. The 20 non-contributing secondary buildings consist primarily of modern garages. Most of the garages are detached, free-standing buildings, including one that has been converted to a rental dwelling. Additionally, because of the hillside topography, second or third generation residents often added garages not to the back yard, but by excavating into long, sloping front yards. This latter adaptation to the arrival of the automobile appears to be an option employed primarily in the 1910s and 1920s.

There are also five contributing structures in the district, including the Glendale Reservoir, and four intact sections of brick pavement along Glen, Park, and High School Avenues and along an alleyway off of Park Avenue. Most of the streets in the district appear to have been updated with newer concrete pavement, which likely resulted in the removal of the historic brick pavement. In the location along Park Avenue, two strips of brick pavement were reused for cross-walks when the street was repaved with concrete.

Property Descriptions

There are 149 primary buildings within the district boundaries, the vast majority of which are houses but also including one city water reservoir, one city waterworks pump station, one commercial property, and one house that was originally built for the express purpose of housing an early radio station (KOIL). In addition to the principal buildings, there are 75 secondary buildings, primarily automobile garages but also including several older carriage houses. Table 1 presents a detailed architectural description of all the properties in the district by address.

Some sections of brick pavement and some stone curbing remain intact within the district. The majority of the streets, however, are paved with concrete. Sidewalks in the district are also primarily concrete, with curbing including some sections of historic stone curbing, but primarily consisting of later concrete replacement curbs. As with other historic residential neighborhoods built on the slopes and ravines of the Loess Hills landscape, the Park/Glen neighborhood includes some lots banked or built into the steep slopes necessitating the construction of terraces, retaining walls, and steps. However, unlike the Lincoln/Fairview Historic District, most of the lots, particularly along Glen Avenue are built within the more level section of the ravine and did not require support structures such as retaining walls. Steps are more common than retaining walls in the Park/Glen neighborhood and even on the steeper lots along Park Avenue, terraced slopes with built steps were used just as much as retaining walls. Most of the retaining walls are built of concrete, either poured or concrete blocks using both smooth and rusticated versions. The majority of the concrete wall structures were built within the period of significance. Other older walls in the district include some built of brick and others built of stone slabs. Only a few examples were built with pink Sioux Quartzite stone, which differs from the Lincoln/Fairview Historic District, where eight substantial walls were built using this material (Rogers 2007).

As with the Lincoln/Fairview and Willow/Bluff/3rd Street historic districts in Council Bluffs, the Park/Glen Avenues Historic District has been impacted to some degree by conversion of single-family homes into apartments and duplexes, with the

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deterioration of building fabric, proliferation of on-street automobile parking, and backyard parking lots often associated with such conversions being present. However, outright destruction of historic homes in order to build modern apartment buildings, another common feature of multiple-family (or student) rental areas, does not appear to be a strong trend here except towards the north end of the district.

The Park/Glen district is a mix of both early (mid- to late nineteenth century) and late (early to mid-twentieth century) housing. The construction period for the majority of the houses is 1880 to 1930. These houses were influenced by architectural styles and vernacular house forms that were popular during that generally prosperous period. Queen Annes, Colonial Revivals, and Foursquares with various stylistic details, predominate in this steeply sloping hillside residential neighborhood. Most are wood frame, but there are solid brick and brick-veneer buildings as well. The brick homes tend to have been constructed before 1890 and reflect the influence of earlier romantic patterns in domestic architecture, but there is also a scattering of brick and brick-veneer homes that date to the early twentieth century as well. There are no stone or concrete houses; however, there are stucco-clad homes. The irregular topography of the district produced irregularly sized lots; on which many of the district's original residences sit. Subsequent subdivisions of the earliest additions produced smaller and more regularly sized lots, although the nature of the terrain within the hollow necessitated a constriction of the platting between Pierce Street and High School Avenue in the district (Nash 2008). This constriction resulted in a number of irregular lots and in houses straddling lot lines and built on more than one lot or parcel making interpretation of the lot transfer histories quite a challenge.

In spite of the nationwide Panic of 1893, the development of this neighborhood, and that of much of the Lincoln/Fairview and Willow/Bluff/3rd Street neighborhoods, coincides with a growth period of Council Bluffs *and* with the "golden age" of Iowa's agricultural economy in general.² The earliest known visual representation of the district area is shown in an 1868 panorama illustration (Ruger 1868). In 1868, Park Avenue was Market Street and Glen Avenue had yet to be established. Market Street led directly into the main commercial area of early Council Bluffs along "Upper Broadway." The 1868 illustration shows less than 20 dwellings along Market, with most lined up along the east side of the street. Market Street was clearly intended to serve as a link to the heart of the commercial area and may have had aspirations to extending farther south. However, the rugged terrain to the south proved to be an obstacle to growth and in 1880 Fairmount Park was established here, with Park Avenue becoming one of the gateways into the park, hence the name "Park" avenue. As the neighborhood developed, plats and subdivisions, some associated with well-known real estate developers and contractor/builders resulted in some clusters of houses that are identical or very similar in design and date of construction.

This trend continued into the twentieth century. While many of the district's residential dwellings represent first-generation construction on their respective lots, there are a number that represent houses that were built to replace older, and often smaller, homes. This was particularly true of the construction along Park Avenue, which had developed earlier than Glen Avenue and the intersecting side streets.

The main stylistic influences represented by the boom period of construction within the district include: Late Victorian Italianate, Queen Anne, and Stick styles; late nineteenth and early twentieth century Classical and Colonial Revival, and Tudor Revival; and late nineteenth and early twentieth century American movement Prairie School and Bungalow/ Craftsman styles. However, the majority of houses cannot be considered precise or academic examples of any one particular style and instead represent eclectic mixtures of popular styles or vernacular designs such as hipped cottage, front-gabled cottage, foursquare, and bungalow that show stylistic influences in overall form and in some added details such as siding, window, and porch types. Some houses are examples of earlier house styles that were updated in the early twentieth century with a new porch style or window replacements, while others have been stripped of their earlier stylistic details by modern alterations or these details are now masked by cover-up siding. One example represents a major stylish remodeling of a much older home in the 1930s,

² Leland L. Sage argued that the golden age of Iowa agriculture lasted from 1897, after recovery from the Panic of 1893, to 1920 (Sage 1974:249).

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with the remodeling considered a significant feature of the home's architectural importance to the district.

Of the represented styles and vernacular types in the district, the Foursquare, Bungalow/Craftsman, and the Queen Anne (particularly the Free Classic variation) and Colonial Revival styles appeared to be the most popular. These types reflect the time period of greatest development for this neighborhood. According to Virginia and Lee McAlester, authors of the well regarded *A Field Guide to American Houses* (1998), Queen Anne architecture "was the dominant style of domestic building during the period from about 1880 until 1900" and "persisted with decreasing popularity through the first decade" of the twentieth century (ibid.:266). The Free Classic variation of the Queen Anne style used classical round columns rather than the delicate turned posts with spindle work details prevalent on earlier Queen Anne porches as well as Palladian windows and other classical details that reflect the growing influence of Classical and Colonial Revival styles. The Colonial Revival style was "a dominant style" throughout the country and popular over a much longer period, 1880-1955. The term "refers to the entire rebirth of interest in the early English and Dutch houses of the Atlantic Seaboard," where "details from two or more of these precedents are freely combined" (ibid.:324). Foursquare houses lack definition as a unique type in the *Field Guide*, but are listed under different stylistic types, indicating once again that the basic foursquare form was capable of carrying almost any decorative detail.

Most of the houses were probably built by local contractors using their own designs or designs from pattern books. However, there are examples within the district that were obviously designed by architects, although few have been identified in the historic research conducted to date. Chicago architect, Perley Hale, reportedly designed the Tulleys House at 151 Park Avenue in 1877. Local architects, John C. and Winfield S. Woodward, designed the 1901 Sprink House at 303 Park Avenue. J. Chris Jensen, a noted Council Bluffs architect, was also involved in various capacities in the Park/Glen neighborhood and actually owned several properties in the early twentieth century. He may have designed his brother, Peter Jensen's home at 137 Glen Avenue and he actually passed away at his son's home at 407 Glen Avenue. J. Chris Jensen also served for many years on the Council Bluffs Waterworks Board, and it is known from the blueprints that Jensen and his partner, G. Bernard Larson, designed the Neoclassical Glendale Pumping Station in 1915 at the south end of Glen Avenue. Known local contractor/builders and real estate developers who impacted the district's development included: the O.P. Wickham Brothers, responsible for the construction of the Tulleys House at 151 Park Avenue; Jens C. Andersen, who built 150 Glen Avenue; and Herbert and Nels P. Anderson, responsible for the brick cottage court development known as "Anderson Court" at 128 Glen Avenue in the late 1920s.

As noted above, of the 149 primary buildings included within the district boundaries, 126 are contributing buildings and 23 are non-contributing buildings. Of the 126 contributing buildings, two were individually listed in the National Register of Historic Places prior to this district nomination. These properties are the Lysander and Sarah Tulleys House at 151 Park Avenue listed in 1979 and the Thomas E. and Emma S. Cavin House listed in 1984.

In addition to the primary buildings, there are 75 secondary buildings including garages and carriage houses. Of the 75 secondary buildings, 55 are considered contributing and 20 non-contributing. The district also includes five contributing structures including the Glendale Reservoir at the south end of the district and four brick street sections along Glen Avenue from High School Avenue to the south end of Glen; along High School Avenue on either side of the Glen Avenue intersection over to Park Avenue; at the cross-walks on Park Avenue at the intersection with School Avenue; and along an alleyway at the north end of the district in-between 125 and 129 Park Avenues. The retaining walls in the district were mapped but not otherwise counted separately and are considered part of the landscape as one contributing site to the district. Taken as a whole, the district includes 187 contributing versus 43 non-contributing resources.³

³ Of the 187 contributing buildings, two were previously listed in the National Register of Historic Places.

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Integrity

The Park/Glen Avenues Historic District retains good integrity and conveys a strong sense of time and place of the Park/Glen avenues residential development in the late nineteenth and early twentieth centuries. As a whole, the district reflects the early settlement and later boom development of this neighborhood, where prominent businessmen and professionals in the community could literally walk to work because the district abuts the earliest commercial area in the city of Council Bluffs. The architectural styles and types reflect the popular styles of the day as well as the individual tastes of the builders and occupants of these properties. The district is well preserved, with siding replacement and some porch alterations and window replacements the most common modifications. In many cases, the siding has been replaced with vinyl siding of a "board width" appropriate to the original wood siding on the houses. The district's bowl-like setting bordered by steep bluffs on the east, west and south sides, and its direct connection to Fairmount Park, which anchors the south end of the district still present a strong sense of time and place, with the district still able to convey a picture of this neighborhood at the height of its development and prominence. The district retains good integrity of the following seven aspects of integrity: 1) location—the district encompasses the entirety of the Park and Glen avenues residential development between W. Pierce Street on the north and Fairmount Park on the south; 2) design—the district retains a number of buildings that are good examples of architectural styles and stylistic elements dating from the nineteenth and early twentieth centuries; 3) setting—the district still conveys the historic setting of the Park and Glen avenues residential neighborhood and remains largely residential to the present day; 4) materials—the district retains good integrity of materials in the surviving collection of houses that retain their original siding or masonry materials, with a number retaining intact porches from the late nineteenth and early twentieth centuries; 5) workmanship—the district shows this aspect in the stylish architectural details of the house designs, placement of houses on the lots and the difficult terrain, and the addition of landscape features such as walls, walkways and steps that date from the period of significance and reflect the skills of the local masons, carpenters, and contractor/builders; 6) feeling—the surviving resources of the district still convey a strong sense of time and place of the historic Park and Glen avenue residential neighborhood; and 7) association—the district consists of resources that were directly associated with the residential growth and development of the city of Council Bluffs from its early settlement through its boom period.

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Table 1. Building Descriptions for Park/Glen Avenues Historic District		
Address	Primary Building Style/Integrity Evaluation/Details	Outbuildings
101 Glen Ave.	Bungalow/Craftsman - contributing/roughened brick foundation; steel siding on 1st story but retains original wood shingle siding on 2nd story; asphalt-shingled front-gabled roof. Craftsman details include wide eave overhang, shingle siding with faux half timbering treatment, and front porch details. Some window replacements and siding replacement on 1st story are only obvious modifications. Retains sufficient integrity.	none
102 Park Ave.	Queen Anne - contributing/concrete block foundation; aluminum siding; asphalt-shingled cross-gabled roof. Two-story house has Queen Anne stylistic detailing in the 2nd story tower, which has an unusual curved roof shape and at least one Queen Anne type decorative window, although the front 1st story windows are Craftsman-type multi-pane over single-pane windows. The open front porch has square full-height columns and square balusters on railing. Other details include cornice returns on front gable end. House has been remodeled through the years but generally within the period of significance except for siding replacement and some window replacements. Siding is of compatible width to retain a historic look to building. The 1896 fire insurance map showed a canted corner bay window that was not present by 1920; however, overall, the house retains sufficient integrity and is notable for the 2nd story tower.	detached garage - non-contributing (built c.1960 and no garage is shown at this location on the 1928 fire insurance map)
103 Park Ave.	Queen Anne (before remodel) - non-contributing/brick foundation; wood lapped siding; low-pitched hipped roof. This large two-story house was dramatically altered in 1999 by the replacement of the original complex gabled roofline with a lower-pitched hipped roof that also resulted in the removal of the decorative gable end Queen Anne stylistic details. The windows have all been altered and/or replaced; porches and other decorative details are also missing except for one gabled overhang on a canted corner window; and most of the historic components of this once stylish home have been altered or removed. Insufficient integrity.	none
104 Park Ave.	Bungalow/Craftsman - contributing/brick foundation; aluminum siding; asphalt-shingled front-gabled roof. Two-story front-gabled house has Craftsman stylistic details in the multi-pane over single-pane windows, the front-gabled open porch which has tapered square half-height posts on brick piers and the square balusters of the railing, and the shallow rectangular bay window on the side. The aluminum siding is a wide width and of a flatter reveal than the original siding; however, overall the building retains sufficient integrity in the historic porch and other details to be considered contributing to the district.	none
107 Glen Ave.	Foursquare - contributing/brick foundation; vinyl siding; asphalt-shingled hipped roof. Two-story square house has a hipped dormer on the front roof slope; a roof that has a wide eave overhang and flares at the eave; an open front porch; and a rounded one-story bay window on the side. Some original windows include decorative fixed and upper panes over single-pane windows, but others are likely replacements. Front porch has been remodeled but remains open and imparts some historic feel. The vinyl siding is of a narrow width compatible with historic look of building. Retains sufficient integrity.	none
107 Park Ave.	Side-Gabled Cottage - contributing/brick foundation; wood lapped siding; asphalt-shingled side-gabled roof. Small one-story gabled cottage has an open front porch that has square full-height posts and square balusters on railing. Wood lapped siding has wide width and is likely not original to house. Brick foundation also appears to be refaced. Some window alterations and replacements. Retains	none

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	sufficient integrity.	
109 Park Ave.	Queen Anne - contributing/brick foundation; wood lapped and decorative wood shingle siding; asphalt-shingled cross-gabled roof. Two-story house has prominent front gable, with lower cross-gabled ells or projections on the sides. The front gable end has a distinctive oriel window, faux half-timber details, and decorative shingle siding. Other Queen Anne stylistic details include the rounded corner bay; a shallow rectangular bay window on the 1st floor façade that has a cottage window with stained glass header, cantilevered hood, and scrolled brackets; and a rounded wrap-around porch at the front corner entry. The porch has square full-height posts and a closed railing that appears to be an early 20th century remodel, but it is suspected that the square posts are actually boards encasing the older turned spindle posts. The posts still have scrolled brackets at the top as well. Probably some window replacements, but generally very good integrity.	detached garage - contributing (appears to have been built within period of significance despite Assessor's estimate of 1950; garage is shown at this location on 1928 map)
111 Gen Ave.	Bungalow/Craftsman - contributing/brick foundation; vinyl siding; asphalt-shingled side-gabled roof. Two-story Craftsman-influenced dwelling has wide eave overhang, paired front-gabled dormers on front roof slope, and an enclosed porch that has square half-height posts on siding-covered railing. Retains many of the original multi-pane over single-pane Craftsman-type windows, and the dormers have their original decorative fixed-pane windows. The siding is of a narrow width and is the main modification of this dwelling. Overall retains sufficient integrity.	detached garage - contributing (clipped gable roof; built within period of significance despite Assessor's estimate of 1950; shown at this location on 1928 map)
112 Glen Ave.	Two-Story Side-Gabled - contributing/brick foundation; wood lapped siding; asphalt-shingled side-gabled roof. House could be an older I-House variation but also exhibits Queen Anne stylistic influence in the decorative shingle siding on the side gable ends and in the front-gabled dormer on the front roof slope and Colonial Revival influence in the three-quarters height round columns on wood piers and square balusters on the railing of the front porch. The windows are 1/1 double-hung windows that could be original to the house. The dormer window is now a single clear pane and is probably a replacement. Building is now a duplex. Retains good integrity. Note: this dwelling is on the same lot as, and in front of, 114 Glen Avenue.	none
114 Glen Ave.	Two-Story Hipped - non-contributing/concrete foundation; modern brick and vinyl siding; asphalt-shingled hipped roof. Not shown on 1928 fire insurance map of this area, and despite a c.1910 date of construction assigned by the Assessor, this dwelling was not at this location by 1928 and was either an older building moved to this location after 1928 or was built at this location after 1928. It was at this location by the time of the 1962 updated fire insurance map. The hipped roof overhang suggests a possible 1930s date of construction; however, modifications have imparted an overall modern appearance to the exterior. Note: this house is on the same lot and to the rear of the house at 112 Glen Avenue.	none
114 Park Ave.	Side-Gabled Cottage - contributing/concrete block foundation; stuccoed exterior; asphalt-shingled side-gabled roof with cross-gabled ells. One-story side-gabled cottage has low-pitched gabled roof with wide eave overhang, Craftsman-type multi-pane over single-pane windows, and an open front porch with wide eave overhang and square posts. Rambling house has a distinctive two-story ell that has a wide eave overhang and projecting front-gabled end as well as a cantilevered porch hood over doorway. This is an older house that was obviously updated in the early 20th century with Craftsman stylistic details. Retains good integrity.	detached garage - contributing (appears to have been built within period of significance despite Assessor's estimate of 1960; garage is shown at this location on 1928 map)
116 Glen Ave.	Cross-Gabled Cottage - contributing/brick foundation; wood lapped siding; asphalt-shingled cross-gabled roof. The "brick" foundation appears to be tile block or tile brick under the front ell suggesting that the foundation was redone at a later	none

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	<p>date, or that this older house was moved to this location at a later date. 1.5-story house has a hipped or clipped gable roof with cross-gabled ells typical of the Queen Anne style, with other Queen Anne details including the decorative windows and shingle siding in the gable ends. The rest of the windows are 1/1 double-hungs. The porch has a plain square post and rail that are likely later modifications. Overall good integrity even if moved to this location from elsewhere. The house size, type, style and period of construction are compatible with the district. Note: this house is on the same lot but to the rear and upslope from 120 Glen.</p>	
117 Glen Ave.	<p>Colonial Revival - contributing/brick foundation; asbestos siding; asphalt-shingled hipped roof. Two-story rectangular house has hipped roof that flares at the wide eave overhang. The dormer on the front roof slope has a Palladian-type window that is incorporated into the dormer roof shape. Many original decorative-pane over single-pane windows and fixed windows remain. Modifications have included the application of asbestos siding and the replacement of the porch posts with wrought-iron metal posts. Integrity is marginal but sufficient to be contributing because of the retention of historic windows and overall form.</p>	detached garage - contributing
120 Glen Ave.	<p>Cross-Gabled Cottage - contributing/brick foundation; wood lapped siding; asphalt-shingled cross-gabled roof. 1.5-story house exhibits some Queen Anne influence in the decorative shingle siding in the front-gabled end and the cross-gabled roof form. Windows are paired and single 1/1 double-hungs. Front door has transom window. The open front porch has been modified with modern unpainted square wood posts and railing. Otherwise, house retains good integrity. Note: House is on same lot and in front and downslope from 116 Glen.</p>	detached garage - contributing
120 Park Ave.	<p>Foursquare - contributing/brick foundation; vertical wood siding; asphalt-shingled pyramidal-hipped roof. Two-story square house has wide eave overhang and modillion blocks under the eaves. Other Colonial Revival details include the full-height round columns on the front porch. 1/1 double-hung windows but likely some replacement windows. Hipped dormers on front and side roof slopes. Second door inserted on façade for conversion to multi-family dwelling. Other modifications consist of the application of the vertical board siding, which is a detraction from the historic look of the property but not sufficient to make it non-contributing given the survival of other historic details such as the front porch and the modillion blocks.</p>	detached garage - contributing
125-27 Park Ave. (two apartment buildings)	<p>Ranch Apartment - non-contributing/one-story four-plex apartment building has concrete foundation; brick exterior with Permastone façade application; flat roof with wide overhang. Chicago-type windows next to each apartment door. Built after period of significance.</p> <p>Ranch Apartment - non-contributing/five-unit apartment consists of a one-story, two-unit original section and a two-story three-unit addition to the rear. Building has a concrete foundation; stucco-on-frame exterior, and a flat roofline with wide eave overhang. Chicago-type windows. Built after period of significance.</p>	none
126 Park Ave.	<p>Queen Anne/Eastlake - contributing (also individually eligible)/brick foundation; wood lapped and decorative shingle siding; asphalt-shingled cross-gabled roof. High style Queen Anne dwelling with Eastlake decorative details including decorative wood appliques. Other decorative details include sunbursts in gable peaks, brackets on gable end and porch; turned spindle posts on porch; turned spindle frieze on porch; and canted corner bay window with brackets. Building has been refurbished including the corbelled brick chimney stacks, with great attention to preserving and restoring the dwelling's historic details. Retains high degree of</p>	none

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	integrity.	
127 Glen Ave.	Queen Anne - non-contributing/brick foundation; vinyl siding; asphalt-shingled truncated hipped roof with clipped gabled eaves. Large two-story house has been greatly modified with vinyl siding, window replacements and alterations, and porch removal/alterations. Few historic details remain intact other than the overall form and footprint of the building and the canted corner bay window and rectangular bay window off the front. Integrity has been compromised by the modern alterations making the property non-contributing to the district.	none
128 Glen Ave. (counted as four dwellings)	Tudor Revival - contributing (four)/brick foundations; brick exteriors; asphalt-shingled "hipped" or clipped gabled roofs. All four dwellings were built as rental units as part of the "Anderson Court" development. All four are built on the same plan but the footprints are flipped between the two sets. Notable details include the multi-pane over single-pane windows; the clipped gable rooflines; the brick clad exteriors; hipped dormers; the projecting sunrooms with fixed-pane windows; and the cantilevered/bracketed porch hoods over the front doors. Retain high degree of integrity.	detached garage - contributing
129 Glen Ave.	Italianate - non-contributing/concrete parged foundation (listed as concrete block in Assessor's record); vinyl siding; asphalt-shingled low-pitched hipped roof with eave overhang. Two-story house originally showed Italianate influence, which is discernable now only in the overall form and roof design of the house. The dwelling has been greatly altered in recent years by the application of vinyl siding, the removal of former porches, and the alteration and replacement of windows and doors. The only stylistic details of note that remain include a diamond-shaped window on the side and two-story rectangular bay window. Insufficient integrity.	detached garage - non-contributing (built in 1995)
129 Park Ave.	Gabled Cottage - non-contributing/concrete foundation; vinyl siding; asphalt-shingled gabled roof. House is a series of one to two-story units with gabled and salt-box gabled rooflines that conforms to no architectural style and is likely the result of multiple additions through the years. House appears to have originated as a one-story U-shaped single-family house with inset porch but is now a much expanded and multi-leveled dwelling, although it does remain a single-family dwelling. Considered non-contributing because it has been too altered. Insufficient integrity.	none
130 Park Ave.	Foursquare - contributing/concrete block foundation; wood lapped siding; asphalt-shingled pyramidal hipped roof. Two-story square house has wide eave overhang typical of foursquare type. Craftsman stylistic details include the multi-pane over single-pane windows and the porch hood with exposed rafters over the front entry. Rounded bay window on front has replacement windows. Front door also appears to have a replaced window to right of the door, and the porch posts have been replaced with wrought-iron metal posts. The 1928 fire insurance map also depicts a full-width front porch on this dwelling; therefore, the gabled porch hood is either a c.1930s replacement or was a portion of the original front porch with the other sections now removed. The dwelling does retain the original narrow-width lapped siding, most of the original windows, and the decorative wood details above the front entry underneath the porch hood. Generally good integrity.	none
134 Park Ave.	Italianate - contributing (also individually eligible)/brick foundation; brick walls; asphalt-shingled truncated low-pitched hipped roof. Large two-story brick house is a high-style Italianate house in this neighborhood. Notable features include the brick construction, the bracketed eave overhang and decorative frieze board, the bracketed hoodmolds above the windows, and the two-story rounded bay window. House is undergoing renovation, which has included the removal of a modern	none

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	brick patio from the front and painting of the bay window and other wood details in a historic color scheme. The house has lost its wrap-around porch but outlined details of this former porch remain around the front doorway to guide restoration. Generally good integrity.	
135 Glen Ave.	Queen Anne - contributing (also individually eligible)/concrete block; wood lapped and decorative shingle siding; asphalt-shingled hipped roof with lower cross-gabled ells. Comparatively high-style Queen Anne house has many decorative wood details in the gable ends, on the dormer window, on the porch pediment and on the body of the house. Other notable Queen Anne details include the lunette window in the dormer, the oriel window in the gable peak, the cottage windows with decorative headers on the front ell, and the second floor balcony with canted corner. The wrap-around porch retains its roof and pediment but the posts are modern replacements. It appears likely that the posts were round full-height columns and that the design was the Free Classic variation of the Queen Anne style.	2 detached garages - both non-contributing (built after period of significance)
135 Park Ave.	Colonial Revival - contributing/concrete block foundation; vinyl siding; asphalt-shingled pyramidal hipped roof. Two-story house has low-pitched hipped roof with very narrow eave overhang. House has centered front door that is covered with a projecting vestibule that features a pediment above the door, which is flanked by paired classical pilasters. A brick chimney pierces the roof peak. The only modification has been the recent application of vinyl siding; however, the siding is of a width compatible with the original lapped wood siding and still imparts a historic look. Generally good integrity.	none
136 Glen Ave.	Queen Anne - contributing/brick foundation; wood lapped and decorative shingle siding; asphalt-shingled cross-gabled roof. 1.5 to 2-story, fairly high-style Queen Anne cottage. Stylistic details include: the decorative shingle siding on the body of the house and in the gable ends; the round-arched windows in the gable peaks; the canted corners on the front and side ells; the dormer with inset balcony on the front roof slope; and the highly decorative inset wrap-around porch with turned spindle posts and balusters and fretwork. Some of the porch details may be more recent replacements but are of compatible style with the house. Most of the windows are replacements with faux muntins but several cottage windows remain with original stained glass headers. Good integrity.	detached garage - non-contributing (built after period of significance)
137 Glen Ave.	Neoclassical - contributing (possibly individually eligible)/brick foundation; pressed brick walls; asphalt-shingled hipped roof with dramatic flare at front roof overhang and short side-gabled ells. This 1.5-story house is unusually narrow to fit the lot size but the narrowness is further emphasized by the dramatic height and flare of the roofline. The front porch is inset and has full-height square pressed brick posts (with bullnose corners) and thick turned balusters on the wood railing. The posts have decorative classical wood capitals. Other Neoclassical decorative details include the modillion blocks under the eaves, the hip-roofed dormer and inset balcony on the front roof slope, and the segmental-arched brick lintels above the centered front door and the dormer window. The windows are generally multi-pane over single-pane paired and single windows. High degree of integrity.	none (although this property shares a half-interest in a two-stall non-contributing garage that overlaps the lot line with the adjacent property at 143 Glen Avenue and is counted under 143 Glen)
142 Park Ave.	Hipped Cottage - contributing/brick foundation; shingle or asbestos siding (Assessor identifies it as wood lapped siding, but shingle sections are visible on wall surface); asphalt-shingled low-pitched pyramidal hip roof. One-story hipped cottage is dominated by a front-gabled porch projection on the façade, which is enclosed but features cornice returns, a decorative fixed-pane Craftsman-type window, and knee brace brackets under the wide eave overhang. The siding could	none

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	be original, but it is likely that the enclosed porch ell is an early 20th century update to an older house. The house overall retains sufficient integrity to be considered contributing.	
143 Glen Ave.	Foursquare - contributing/brick foundation; vinyl siding; asphalt-shingled hip roof. Two-story square house has been modified to some degree by application of vinyl siding, replacement of the two porch posts with wrought-iron metal posts and railing, and reduction of the porch from a full width to a portico porch at the front entry. Some window replacements likely but otherwise, the house still imparts a historic look sufficient to be considered contributing.	detached two-stall garage - non-contributing (share one-half interest in this garage with adjacent property at 137 Glen; garage straddles lot line)
144 Glen Ave.	Eclectic - contributing/brick foundation; wood lapped siding; asphalt-shingled low-pitched front-gabled roof. Two-story front-gabled house is a mixture of stylistic influences and may be an older house with a series of very late 19th to early 20th century updates. The open front porch has three-quarters height square posts that sit on brick piers, with decorative Gothic Revival brackets. The brackets and the upper portion of the posts suggest a much older construction style, while the three-quarters height of the posts and the brick piers are early 20th century in style. It may be that the older porch posts rotted at the base and were cut down and placed on brick piers in the early 20th century. A side-gabled ell shows more of a Queen Anne stylistic influence in the canted corners of the first story, while Craftsman details were added to the house in the front door type and the cantilevered bracketed porch hood over a rear doorway. Recent modifications to the house have included the insertion of a small octagonal window in the front gable peak, a porch railing on top of the porch, faux shutters on the front windows, and a board infill with eagle plaque over the front door transom window. Note: this house and adjacent house at 148 Glen are angled more to the southwest on their respective lots than the properties north and south in this block. This would suggest that these two houses were built before the rest of the block was developed. Generally good integrity.	detached garage - contributing (appears to be present on 1928 fire insurance map despite a c.1950 date of construction assigned by the Assessor)
146 Park Ave.	Queen Anne/Foursquare (transitional) - contributing/concrete block/brick foundation; vinyl siding; asphalt-shingled hipped roof with cross-gabled ell. Two-story house has a square main body and a front-gabled ell. The main body is essentially a foursquare type, with the front-gabled ell showing late Queen Anne influence as well. House has been modified by the application of narrow-width vinyl siding and the replacement of the former Craftsman-type porch posts (square half-height on closed railing) with modern Queen Anne type turned spindle posts in 1997. A window on the front of the square portion of the house on the first floor was also covered over with the vinyl siding application in 1997 and the windows on the side rounded bay window have been reduced. Most of the windows are likely replacements and include 1/1 double-hungs and fixed single-pane windows that were probably originally decorative Queen Anne-type windows. Marginal integrity but still imparts an overall historic look sufficient to be considered contributing.	none
147 Glen Ave.	Bungalow/Craftsman - contributing/brick foundation; steel siding and stucco; asphalt-shingled side-gabled roof. Craftsman details in the wide eave overhang and inset front porch with stuccoed and tapered full-height square posts and stuccoed railing. Modifications include some window replacements and the application of steel siding, although the width is compatible with the Craftsman style. Retains sufficient integrity.	none
148 Glen Ave.	Queen Anne Cross-Gabled Cottage - contributing/brick foundation; wood lapped and decorative shingle siding; asphalt-shingled cross-gabled roof. 1.5-story cottage	detached garage - contributing

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	has Queen Anne stylistic details in the complex roof form, the use of decorative shingle siding in the gable ends, and the decorative wrap-around porch with turned spindle posts and cut-out frieze board. Some window replacements, but overall the dwelling retains very good integrity.	
150 Glen Ave.	Foursquare/Prairie School - contributing/brick foundation; stucco and brick exterior; slate pyramidal hipped roof. Two-story squarish house exhibits Prairie School stylistic influence in the horizontal emphasis of the roof overhangs on the main body and the portico porch, the molding details under the eaves and at the 1st/2nd floor break, and the use of brick veneer on the lower portion of the 1st story. Retains original multi-pane over single-pane windows on the main body of the house and fixed-pane casement windows on the projecting sunroom. Small front porch has a single half-height square post on a brick pier. Front door has a transom. Concrete steps to front porch and down the slope of the front lot are original molded concrete. Sioux Quartzite retaining walls lines the front and side lot lines. Retains a high degree of integrity.	detached garage - contributing (shown on 1928 fire insurance map despite c.1950 Assessor's estimate)
150 Park Ave.	Eclectic - contributing (individually NRHP listed in 1984)/brick foundation; brick walls; asphalt-shingled hip roof with lower cross gables. Impressive two-story brick house reflects eclectic styling with details and form reflecting influence from the Queen Anne and Gothic Revival styles. Notable details include the unusual decorative stucco and timber geometric pattern in the front gable end (dates from 1934), the tall rectangular windows with prominent hoodmolds, the rectangular and rounded bay windows with cottage windows having stained glass headers, and the highly decorative front porch with turned posts and elaborate frieze board (a modern restoration closely approximating the original). The Gothic influence is seen in the Gothic-arched window above the front porch, which has a stained glass header. A fire in 1934 resulted in the rebuilding of the roof on the same slope as the original, with the original eyebrow dormers duplicated on the new roof. The south chimney was removed at that time and the new roof was built with a flat area on top while the original roof line was peaked. The front gable gingerbread was replaced by the herringbone stickwork after the fire. There were no changes in the interior room arrangement, the exterior brick structure or any of the porches because of the fire. Through the years there have been several changes, among them: the turned posts of the front porch were replaced with wrought iron posts and the stained glass was removed from three windows. The house itself was converted into apartments. In the 1990s, the house was restored by the owners to as close to the original as possible and it was restored to a single-family dwelling. Retains overall good integrity.	none
151-½ Park Ave.	Converted carriage house - contributing/brick foundation; brick and asbestos shingle siding; asphalt-shingled side-gabled roof with rear shed-roofed one-story section. Two-story side-gabled cottage was originally built as the carriage house for the Tulleys House at 151 Park Avenue. The lower level has brick exterior walls with segmental-arched window and door openings. The upper level was clad with asbestos shingle siding until it was recently replaced with more appropriate wood lapped siding. A triangular wall dormer is on the front and has a distinctive round-arched fixed pane window. Some original 2/2 double-hung windows remain; others are replaced or altered windows dating from the conversion to a dwelling c.1946. Retains sufficient integrity. Integrity has been improved by recent rehabilitation.	none
151 Park Ave.	Italian Villa - contributing (individually NRHP listed in 1979)/brick foundation; brick walls; slate cross-gabled roof. Impressive two-story brick house has a three-story tower inset at the junction of the front and side gables that contains the main	none (but see 151-½, which was the original carriage house for this house.)

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	front entryway. Gothic-arched windows and Eastlake decorative wood details further add to the elaborate design of this mansion. The house has 54 doors and windows. In the attic was a vat for running water and "some 1877 version of air conditioning" (i.e., fresh air flows down a tube from the roof and comes into the rooms through wall vents, which can then be opened or closed.). House has been restored and retains a high degree of integrity.	
152 Glen Ave.	Bungalow/Craftsman - contributing/brick foundation; stuccoed walls; asphalt-shingled side-gabled roof. High-style Craftsman details include wide eave overhang, exposed rafter ends, faux half-timbering in gable peaks, multi-pane over single-pane windows, the use of brick, stucco and wood details, and the open front porch with half-height square posts on brick piers and closed brick railing. Retains high degree of integrity.	detached garage - contributing (shown on 1928 fire insurance map despite c.1950 Assessor's estimate)
156 Park Ave.	Front-Gabled Cottage - contributing/brick foundation; aluminum siding; asphalt-shingled front-gabled roof. 1.5-story front-gabled cottage has decorative shingles on pent gable on front gable end. Small brackets under side eaves, and rounded bay window ell on side. Windows include tall, narrow rectangular windows on façade; most are 1/1 double-hungs. The gabled-roofed front portico porch is an early 20th century update or addition and shows Craftsman details in the tapered half-height posts on square concrete piers and having a closed concrete railing. Modifications include the application of aluminum siding, but the width is compatible with the age of this dwelling. Retains sufficient integrity.	none (garage is a basement stall under house)
161 Glen Ave.	Foursquare - contributing/brick foundation; asbestos siding; asphalt-shingled pyramidal hipped roof. Two-story squarish house has oversized triangular dormer on front roof slope and a full-width front porch that has a pediment with cornice returns over the front entry reflecting Colonial Revival stylistic influence in the house design. Modifications have included the application of flat asbestos shingle siding, the replacement of the porch posts with wrought-iron posts and railing, and at least some, if not all, window replacements. Marginal integrity but overall form of house and the retention of the Colonial Revival details of the dormer and porch roof do contribute to a sufficient historic look for this property to be contributing. Similar in design but not identical to the house adjacent to the south at 163 Glen.	none
162 Glen Ave.	Cross-Gabled Cottage - contributing/brick (or possibly stone) foundation; wood lapped and decorative shingle siding; asphalt-shingled clipped front gable with cross-gabled ells. 1.5-story cottage exhibits Queen Anne styling in the use of decorative shingle siding in the gable ends, the highly decorative front porch with brackets and turned posts, railing, and spindle frieze, and the cottage window with stained glass header. Front door has transom window. Some window replacements and storm windows applied; otherwise, dwelling retains a high degree of integrity.	detached garage banked into front slope - contributing (shown on 1928 fire insurance map despite c.1950 Assessor's estimate)
162 Park Ave.	Bungalow/Craftsman - contributing/brick foundation; wood shake siding; asphalt-shingled low-pitched front-gabled roof. Two-story front-gabled house exhibits Craftsman stylistic details in the low pitch and wide eave overhang of the roof and the portico porch roof, the kingpost trusses in the gable ends, the wood shake siding over the entire body of the house, the exposed rafter ends, the multi-pane over single-pane windows, and the full-height wood shake-sided porch posts and square balusters on the railing. Retains a high degree of integrity.	none
163 Glen Ave.	Foursquare - contributing/brick foundation; wood lapped siding; asphalt-shingled pyramidal hipped roof. Two-story squarish house has triangular dormer on front roof slope. Front porch exhibits Colonial Revival stylistic detail in the pedimented roof over the front entry and the full-height classical posts on the enclosed front porch. House retains the original narrow-width lapped siding. May have some	none (older garage is attached to rear of dwelling)

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	<p>window replacements but otherwise retains good integrity. Is similar in design but not identical to the house adjacent to the north at 161 Glen Avenue.</p>	
164 Park Ave.	<p>Front-Gabled Cottage - contributing/brick foundation; wood shingle siding; asphalt-shingled front-gabled roof with shed roof to one side. Two-story highly decorative cottage exhibits Queen Anne stylistic details in the decorative wood shingle siding over the entire body of the house, the gable screen and bargeboard details, the lunette window in the front gable end, and the canted corner bay window. The front porch reflects the Queen Anne Free Classic variation in the use of round three-quarters height posts on square piers. Other details of note include the turned balusters on the porch railing, the transom window over the front door, and the cottage window with header in the canted bay window. Retains a high degree of integrity.</p>	none
166 Glen Ave.	<p>Cross-Gabled Cottage - contributing/brick (or stone) foundation; aluminum siding; asphalt-shingled clipped gable roof with lower cross-gabled ells. 1.5-story cottage exhibits influence from the Queen Anne Free Classic variation in the closed gable ends and the wrap-around porch with full-height classical round posts. Front door has transom window as does the door set back at the wrap-around on the porch. Most of the windows appear to be modern replacements with faux "multi-pane" muntins. One fixed-pane window in gable end is likely original. Other modification was the application of aluminum siding, although width is compatible. Overall the dwelling retains sufficient integrity and still presents a historic look in the neighborhood.</p>	detached garage - non-contributing (not shown on 1928 map but was built by 1962; Assessor's estimate is c.1950)
166 Park Ave.	<p>Front-Gabled Cottage - contributing/brick foundation; aluminum siding; asphalt-shingled low-pitched front-gabled roof. Two-story dwelling has a two-story rounded bay window on the south side and a one-story full-width open porch on the front. The porch appears to be an early 20th century update or addition to an older house. The porch features square full-height posts and square balusters on the railing. Massive corbelled brick chimney. The aluminum siding is of a narrow width compatible with the historic look of this house and it appears that the siding is covering over some decorative gable screen or bargeboard details on the front gable end. The windows include tall, narrow rectangular windows, and all appear to be 1/1 double-hungs. Some are likely replacements. Retains sufficient integrity.</p>	none
167 Glen Ave.	<p>Foursquare - contributing/brick foundation; vinyl siding; asphalt-shingled pyramidal hipped roof. Two-story squarish dwelling has wide eave overhang on roof and the hipped dormers on the front and side roof slopes. Rectangular shallow cantilevered bay window on north side. Full-width front portico porch has modillion blocks under the eave overhang and square half-height posts on brick piers. Railing has square balusters and starburst cross-piece details. Some original windows remain including the fixed decorative windows in the dormers and some leaded glass windows, but some may be replacements. Vinyl siding was recently applied to the house replacing the original narrow-width wood lapped siding. The vinyl siding has certainly diminished the integrity but house retains sufficient integrity to be contributing.</p>	detached garage - contributing (shown on 1928 fire insurance; it was then part of the property adjacent to the south at 171 Glen and is still directly behind that house but is now part of the lot associated with 167 Glen)
170 Glen Ave.	<p>Italianate - contributing/brick foundation; stuccoed brick walls; asphalt-shingled low-pitched hipped roof. Large two-story brick house exhibits Italianate stylistic design in the roof form, the two-story rounded bay window on the façade, the bracketed eaves and wide frieze boards, and the tall, narrow rectangular windows with prominent hoodmolds. The house once had a full-width front porch that has been completely removed, although pilasters at either side of the façade may be remnants of one of the porch's incarnations. The house was updated in the early</p>	detached garage - contributing (shown on 1928 fire insurance map; Assessor estimated 1920 date of construction)

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	<p>20th century with a wood-shake sided hipped dormer on the front roof slope. The square pilasters from the porch also suggest that they were part of an updated porch rather than part of the original porch. The leaded glass upper pane in the front window probably also dates from the early 20th century update. The house was updated again in the 1960s when Raymond Jensen, a general contractor, purchased this home as an investment property and remodeled the interior from the six apartments dating from the earlier remodeling to four larger apartments. This remodeling also included application of the stucco to the deteriorated exterior brick walls and removal of the porch then on the front of the house. The railing from that porch was saved and is in storage. One of the original fireplace surrounds in this house was donated to the Dodge House because it was similar in style to the one that had been removed from the Dodge House. When the original fireplace surround was returned to the Dodge House, it is assumed that the mantle from this house was put into storage somewhere. Most of the windows are replacement 1/1 double-hungs. The front door also has a transom window that has been covered over but retains narrow side lights. Overall, the house retains sufficient integrity to be contributing but likely has been too altered for individual eligibility under Criterion C.</p>	
<p>171 Glen Ave.</p>	<p>Foursquare - contributing/brick foundation; wood lapped and wood shake siding; asphalt-shingled pyramidal hipped roof. Two-story squarish house has wood lapped siding on first story and wood shake siding on second story. The hipped roof flares at the wide eave overhang and has a hipped dormer on the front roof slope. The front porch has full-height round posts and square balusters on the railing. The windows include original multi-pane over single-pane windows. Retains very good integrity.</p>	<p>detached garage - contributing (shown on 1928 fire insurance map despite c.1960 Assessor's estimate)</p>
<p>177 Glen Ave.</p>	<p>Hipped Cottage - contributing/brick foundation; steel siding; asphalt-shingled pyramidal hipped roof. One-story hipped cottage has front-gabled bay window projection on front corner. Early 20th century front porch has round three-quarters height posts on a closed railing. Front door has transom window, and bay window has a cottage window with header. Modifications have included the application of wide metal siding and the replacement of at least some of the windows. Retains sufficient integrity to be considered contributing.</p>	<p>none</p>
<p>179 Glen Ave.</p>	<p>Bungalow/Craftsman - contributing/brick foundation; vinyl siding; asphalt-shingled side-gabled roof. Two-story side-gabled dwelling has wide eave overhang and cantilevered gabled porch hood that reflect Craftsman stylistic influence. House has been modified with the application of vinyl siding and window replacements (possibly some window alterations as well). Retention of porch hood and overall roof form and configuration make property contributing despite marginal integrity.</p>	<p>detached garage - non-contributing (built c.1960 according to Assessor but is not represented on the updated 1962 fire insurance map)</p>
<p>180 Glen Ave.</p>	<p>Colonial Revival - contributing (possibly individually eligible)/brick foundation; wood lapped siding; asphalt-shingled pyramidal hipped roof. Two-story comparatively high-style Colonial Revival house has hipped roof that flares dramatically at the wide eave overhang. Other design features include: the modillion blocks under the roof and porch roof overhangs; the low-pitched closed gable pediment of the massive wrap-around porch (some remnants of a wood appliqué are visible in the pediment); the bowing out of the porch; the paired and tripled three-quarters height classical columns on molded concrete piers; the hipped dormers on the front and side roof slopes; and the rounded two-story bay window on the façade. The windows include some original decorative pane over single-pane windows but some windows appear to be replacements. The wide flat</p>	<p>detached garage banked into front slope - contributing (while not shown on 1928 fire insurance map, this is an older garage and the Assessor's estimate of 1930 may be close)</p>

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	siding may not be original; however, the window surrounds remain in place. Generally very good integrity.	
188 Glen Ave.	Foursquare - contributing/brick foundation; wood lapped siding; red tile pyramidal hipped roof. Two-story square house has distinctive red tile roof that is a recent addition. A shed-roofed dormer is on the front roof slope. The roof has a wide eave overhang. The full-width portico front porch has Colonial Revival details in the paired and tripled three-quarters height round classical columns on brick piers. The porch originally had a closed railing covered with lapped siding in-between the brick piers. This railing is no longer in place. Some original windows remain, while others appear to be replacements. The wood lapped siding is the original narrow-width siding. Generally the property retains good integrity.	detached garage - contributing (shown on 1928 fire insurance map despite c.1950 Assessor's estimate)
192 Glen Ave.	Front-Gabled Cottage - contributing/brick foundation; wood lapped siding; asphalt-shingled front-gabled roof. 1.5-story front-gabled cottage has lower front-gabled ell projection on façade. Colonial Revival stylistic influence seen in the cornice returns and the three-quarters height round posts on the front porch. Most of the house retains the wood lapped siding except for the front gable end, which has been resided with flat wide-board siding. Some older windows remain including a multi-pane over single-pane window and a cottage window with header. Generally good integrity.	detached garage - non-contributing (not shown on 1928 fire insurance map; Assessor's estimate is 1955)
195 Glen Ave.	Bungalow/Craftsman - contributing/brick foundation; wood shake and wood lapped siding; asphalt-shingled side-gabled roof. 1.5-story bungalow has wide eave overhang and other Craftsman stylistic details including: the use of wood shake and narrow lapped siding on different levels of the house; multi-pane over single-pane windows; and square half-height posts on brick piers and siding-covered railing on the open front porch. The roof also features a large shed-roofed dormer with four windows across.	none
198 Glen Ave.	Foursquare - contributing/brick foundation; wood shake and wood lapped siding; slate pyramidal hipped roof. Two-story squarish house has wide eave overhang, a hipped dormer on the front roof slope; a rounded bay window on the second floor of façade; and wood shake siding on second floor and narrow wood lapped siding on first. Colonial Revival stylistic details include the open portico front porch which has a pediment over the front entry, round half-height columns on brick piers, and decorative leaded glass windows and headers. Retains very good integrity.	detached garage - contributing (shown on 1928 fire insurance map despite Assessor's c.1950 estimate)
199 Glen Ave.	Foursquare - contributing/brick foundation; brick and stucco walls; slate pyramidal hipped roof. Two-story squarish house shows Prairie School influence in the horizontal emphasis achieved by the brick veneer first floor and the stuccoed second floor, the wide eave overhang of the roof, and the details of the portico front porch which features a hipped roof with wide eave overhang, the full-height brick posts and the inset enclosed entry vestibule and the brick railing around the patio to the side of the vestibule. Windows appear to be the original multi-pane over single-pane windows. Retains very good integrity.	none (garage is attached to the house)
200 Park Ave.	Front-Gabled Cottage - contributing/concrete block foundation; aluminum siding; asphalt-shingled front-gabled roof. Two-story low-pitched front-gabled dwelling has two-story rounded bay window on side and open portico porch that features square full-height posts, square balusters on rail, and pediment over front entry. Aluminum siding is of historic width and appears to cover over a potential gable screen in the front gable peak. Windows are 1/1 double-hungs and some are likely replacements. Front door has transom window. Still presents sufficient historic appearance and retains sufficient integrity.	detached garage - contributing (appears to be present by 1928 despite 1960 Assessor's estimate)

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201 Park Ave.	Colonial Revival - non-contributing/concrete block foundation; brick exterior; asphalt-shingled low-pitched side-gabled roof. Two-story side-gabled house has Colonial Revival stylistic details in the form of the house, the fenestration (which includes a centered front door flanked by single windows), the 6/6 double-hung windows, the shallow eave overhang, and the pediment and pilaster front door surround. House retains good integrity but appears to have been built after the period of significance for the district.	none (garage is banked into the slope but is attached to the house at basement level)
203 Park Ave.	Side-Gabled Cottage - contributing/concrete block foundation; wood lapped siding; asphalt-shingled side-gabled roof. One-story side-gabled cottage has a Colonial Revival-style porch with a pedimented roof over the front entry and round half-height posts on square piers. Decorative shingle siding is present in the pediment gable. Part of the porch has been enclosed but the posts and rail remain in place and visible on the exterior. Otherwise, the house appears little changed. Retains good integrity.	detached garage - contributing (appears on 1928 fire insurance map; Assessor's estimate was 1930)
205 Park Ave.	Foursquare variant (Prairiesque) - contributing/brick foundation; asbestos siding; asphalt-shingled pyramidal hipped roof. Two-story squarish house has two-story inset front entry that breaks with a true foursquare plan. Prairie School influence seen in the strong horizontal emphasis of the wide eave overhang on the house and the portico front porch. Other details of note include the hipped dormer on the front roof slope, the flare to the hipped roof at the overhang, the two-story rounded bay window on the side, and the round three-quarters height posts on rusticated block or stone piers. Windows are 1/1 double-hungs but include a cottage window with header. Modifications have included application of flat asbestos siding and possibly some window replacements. This could also be an older house that was updated with Prairie School details in the early 20th century but either way, it retains sufficient integrity to be contributing to the district.	one detached garage - contributing (built by 1928) one detached garage - non-contributing (built c.1975)
206 Park Ave.	Queen Anne - contributing/concrete and brick foundation; wood lapped siding; asphalt-shingled front-gabled roof with lower cross-gabled ell. Two-story front-gabled dwelling exhibits Queen Anne stylistic influence. Retains narrow-width lapped siding with wood shingle siding in front gable end, lunette window in front gable end, two-story rounded bay window on side, and decorative wrap-around porch, which features turned spindle posts and railing and wood appliqué in pediment over front entry. Windows include 1/1 double-hung and cottage windows. Very good integrity.	none (attached garage with quarters above was added to rear of house in 2004)
207 Park Ave.	Side-Gabled Cottage - contributing/concrete block foundation; brick walls; asphalt-shingled side-gabled roof. One-story side-gabled cottage has front-gabled portico entry vestibule and reflects overall stylistic influence from the Tudor Revival. Exterior is clad with brick veneer, with the portico featuring a round-arched doorway and inset front door. Windows appear original. Retains good integrity.	detached garage - contributing (one-stall garage banked into rear yard slope)
207-½ Park Ave.	Side-Gabled Cottage - contributing/concrete block foundation; asbestos shingle siding; asphalt-shingled side-gabled roof. Two-story side-gabled cottage has gabled wall dormer centered on façade and an unusual inset front entry porch at the right corner of the façade. Dormer features cornice returns, with the inset porch having full-height square posts. Side gables also feature cornice returns reflecting Colonial Revival stylistic influence in the original design. Modifications have included application of inappropriate asbestos shingle siding and possibly some window replacements. Generally retains good integrity. House sits back on the lot behind 207, and there is some possibility that this could have been a carriage house originally or a servant's quarters for the older house that once stood at 207	none

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	Park Ave. but was replaced by the house now on that lot.	
209 Park Ave.	Side-Gabled Cottage (I-House variation) - contributing/concrete foundation (probably parged on the exterior of an older stone or brick foundation); asbestos siding; asphalt-shingled side-gabled roof. Small-scale two-story house has side-gabled orientation and a front-gabled rear addition. Façade has centered front door with transom window flanked by single windows, with three shorter windows across the second story above the porch. Modifications have included application of inappropriate asbestos shingle siding and replacement of porch posts with wrought-iron posts. Some of the windows have been replaced, but some appear to be the original 6/6 double-hung windows. While modified, this house is still recognizable as a very old house in this neighborhood and may represent an early I-house variation in the neighborhood. Considered to retain sufficient integrity to be contributing because of its early architectural and historical significance.	detached garage - non-contributing (built after period of significance)
209 W. Pierce	Modern Ranch - non-contributing/concrete block foundation; aluminum siding (upper) and brick (lower part of walls); asphalt-shingled low-pitched hipped roof. Ranch-style house built along Pierce Avenue after the period of significance. Non-contributing as a result.	detached garage - non-contributing (modern)
210 Park Ave.	Bungalow/Craftsman - contributing/brick foundation; stucco walls; asphalt-shingled side-gabled roof. 1.5-story bungalow exhibits Craftsman influence in the wide eave overhang, the shed-roofed dormer on the front roof slope, and the porch which features three-quarters height square posts on brick piers. Porch has been enclosed but this is an older enclosure. Other features of note include: shallow rectangular cantilevered bay window on side and wood shingle siding on dormer. Windows have been replaced, but otherwise, house retains good integrity.	detached garage - contributing (shown on 1928 fire insurance map)
211 Park Ave.	Foursquare - contributing/concrete block foundation; narrow wood lapped siding; asphalt-shingled pyramidal hipped roof. Two-story squarish house has pyramidal hipped roof with wide eave overhang and a hipped dormer on front roof slope. Rounded bay window on second floor to right above porch, which is full-width and features full-height round posts and square balusters on wood railing. Dormer has wood shingle siding and may retain original window; otherwise most of the windows appear to be replacements. Two-story rectangular bay window on side. Retains good integrity.	detached garage - contributing (shown on 1928 fire insurance map)
223 Park Ave.	Italianate/Gothic Revival - contributing (also individually eligible)/brick foundation; brick walls; asphalt-shingled cross-gabled roof. Two-story brick house built in 1866 originally had its main entry on the second floor reached by twin curving staircases leading out to the street. The house may have undergone two periods of remodeling, with a court case involving the original owner making note that in 1869, the Evanses made "alterations and improvements" to the house before trading it to S.S. Bayliss. Other reports indicate that around 1887, the next owner, W.S. Mayne, removed the entry stairs to the second floor and changed the main entrance to the ground floor. The remodeling projects resulted in a more Gothic overtone to the original building as seen in the steeply pitched gabled roof and dormer; however, this is certainly not a high-style Gothic Revival style house. The façade features a centered door flanked by tall, narrow 1/1 double-hung windows, with the second floor featuring a centered double-wide window with segmental-arched transom and hoodmold and flanked by two 1/1 double-hung windows. The front-gabled wall dormer above has an arched window. Other features of note include the three-quarters width open front porch, with chamfered posts and small brackets, which is a 1986 restoration effort and not original to the house. Italianate influence overall is seen in the massing of the house, the tall, narrow rectangular windows and the prominent hoodmolds. In addition to the	detached garage - contributing (shown on 1928 fire insurance map)

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	porch rebuild, the brick has been painted through the years and there have likely been some window replacements. Retains good integrity.	
228 Park Ave.	Neoclassical - contributing (possibly individually eligible)/concrete block (likely not the actual foundation but listed as such in the Assessor's records); narrow wood lapped siding; asphalt-shingled pyramidal-hipped roof with cross-gabled dormers on roof slope. 1.5-story squarish house has hipped roof that flares at the wide eave overhang and features modillion blocks under the eaves of the house and porch. Front-gabled dormers feature cornice returns and an oval window above triple row of windows. Classical details include the modillion blocks, the three-quarters height round porch posts with ornate capitals, and the faux Classical-columned cornerboards on the dormers. Porch posts are set on masonry piers, with turned balusters on wood railing. Front door is centered and features side lights. Canted corner and rounded bay window on side of house. Likely some window replacements but overall retains very good integrity.	none
231 Park Ave.	Federal - contributing (also individually eligible)/brick foundation; brick walls; asphalt-shingled side-gabled roof. Massive two-story brick house features a low-pitched side-gabled roof with shallow overhang and cornice returns in the gable ends. Federal-style house exhibits this early style in the transom and side lights around the centered front door and the three-rank window fenestration across the second floor. Center door is flanked by two single windows. Modifications have included painting of the brick and likely some window replacements, although most of the windows are appropriate 6/6 double-hungs. Wood shutters also appear to be historic. An 1875 illustration of the home shows a full-width open front porch with chamfered posts, which was removed after the Dean family purchased the home in the 1930s and refurbished the property. The Deans also removed a lean-to summer kitchen and some interior partition walls that had been added to the house in its later years. Current owners added a two-story garage, a circular driveway, and installed combination windows but kept the original windows on the interior. House retains very good integrity and is both architecturally and historically significant.	detached garage - non-contributing (built after period of significance) detached barn - contributing (shown as a garage on 1928 fire insurance map but may actually be much older barn from Benton era)
232 Park Ave.	Queen Anne - contributing/concrete block foundation; wood lapped and shingle siding; asphalt-shingled pyramidal hipped roof with lower cross-gabled ells. Modest Queen Anne-styled house features a simpler ground plan and less complex roof than a high-style example. Does exhibit Queen Anne styling in the use of decorative fish-scale shingle siding and a cross-pattern of woodwork on the second floor contrasting with wood lapped siding on the ground floor. Other features include a two-story rounded bay window on side and canted corner rectangular one-story bay window on the southeast corner of the house. This bay window also features a cottage window with a decorative header. The porch does features turned spindle posts and railing; however, these are a modern rehabilitation of this porch, with the posts and railing added in 1996. These posts replaced wrought-iron posts that had earlier replaced the historic porch posts and railing. Retains good integrity.	none (garage is attached to side of house and is not counted as a separate resource)
242 Park Ave.	Italian Renaissance - contributing (may be individually eligible)/brick foundation; stucco and brick walls; tile pyramidal hipped roof. Impressive two-story essentially square house with hip-roofed ell features a massive tile hipped roof with wide eave overhangs and a small hipped dormer on front roof slope; stucco on upper floor and brick on lower floor; a massive corbelled brick chimney; and a small gable-roofed portico front porch that features a tile roof, stucco and wood faux half-timbering in gable end, and massive square brick full-height posts. Fairly high-style example of the Italian Renaissance style in this district. The ell on the	none (garage is attached and is not counted as a separate resource)

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	side of the house is actually a two-story enclosed sleeping porch over a sunroom and is original to the house design. Windows include 6/1 double-hungs and decorative fixed pane windows. House may have been architect-designed and retains very good integrity.	
301 W. Pierce	Modern Commercial - non-contributing/concrete block or tile foundation; concrete block or tile walls; concrete deck and steel roof. One-story modern commercial building is devoid of architectural style. It features a plain parapet above a slightly recessed storefront that features a metal and glass door in center flanked by a row of tall rectangular metal and glass windows to left and two square windows to right. Built after period of significance.	none
302 Park Ave.	Foursquare - non-contributing/brick foundation; wood shake and vinyl siding; asphalt-shingled pyramidal hipped roof. Two-story square house has small shed-roofed dormer on front roof slope and retains some of the original wood shake or shingle siding on the first-floor sides of the house. However, house was dramatically altered in 2008 with the application of wide vinyl over the whole of the façade including complete encapsulation of the portico front porch. Originally, house featured a rounded bay window on the sunroom porch of the enclosed porch, with full-height square posts on the porch clad with shingle siding. The bay window has been further altered by the insertion of three windows where five once were. It may be that some original material remains under the porch encapsulation but in present condition, the integrity appears compromised.	none
303 Glen Ave.	Colonial Revival (Dutch variation) - contributing/brick foundation; vinyl siding; asphalt-shingled side-gambrel roof. 1.5-story Dutch Colonial-influenced design in the gambrel roof, with Colonial Revival influence overall seen in the full-height round posts on the open front porch. Other features include: rounded bay window on front under porch, dentils under porch eaves, and a dormer on the front roof slope. Modifications have included application of vinyl siding, but of an appropriate narrow width, and window replacements including replacement of decorative square windows with single-panes in the dormer. Cottage window on bay retains leaded glass header. Retains sufficient integrity.	none (garage is attached to house and is not counted as a separate resource)
303 Park Ave.	Queen Anne (Free Classic variation) - contributing/brick foundation; narrow wood lapped siding; slate pyramidal hipped roof with lower cross-gabled ells. Two-story Queen Anne-influenced dwelling, with the style reflected in the complex roof form and ground plan, with the Free Classic variation of the Queen Anne shown in the pedimented front-gabled ell and the single and paired full-height posts on the open front porch as well as the classical pediment with sunburst wood detail over the front porch entry. Also features a rounded two-story bay window on the side and a wide rounded one-story bay on the porch level of the front-gabled ell. A shed-roofed dormer on the side roof slope is likely a later addition. Windows include single 1/1 double-hungs, one small square window, and cottage windows in the bay windows. Most of the windows appear to be replacements. House was designed by local architects, J.C. and W.S. Woodward. Retains good integrity.	detached garage - contributing (shown on 1928 fire insurance map)
304 Glen Ave.	Colonial Revival - contributing (possibly individually eligible)/brick foundation; vinyl siding; slate side-gabled roof with lower front-gabled ell to rear. Vinyl siding is of a narrow width appropriate to the age and style of the house and was applied in such a way as to preserve much of the architectural details of the house. Large, two-story home is probably architect-designed and considered a high-style example of the Colonial Revival in this neighborhood. House features three front-gabled (with cornice returns) dormers on front roof slope, wide eave overhang with modillion blocks under the eave, a rounded bay window centered on the second floor over the full-width portico front porch, which features paired and	detached garage - non-contributing (built in 1966) detached carport - non-contributing (modern)

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	tripled full-height round and square posts with classical capitals and turned balusters on the wood railing. Windows include Palladian windows in side gable ends, rectangular, square, and round-arched windows, some with decorative upper panes, and cottage windows with decorative headers. A tiered set of concrete stairs leads up the slope to the front entry. House retains good integrity and is a standout in the district.	
304 Park Ave.	Front-Gabled Cottage - contributing/brick foundation; vinyl siding; asphalt-shingled front-gabled roof. 1.5-story front-gabled cottage is small in scale and narrow in width to fit the size of this lot. Recently sided with vinyl "drop-type" siding including covering of the square posts on the front porch that were originally covered with wood shingle or shake siding. House does retain the open front porch with three-quarters height square posts on siding-covered piers and railing and a gabled wall dormer on the side. The leaded glass header in the front cottage window may have been recently replaced. A square window in the attic level of the front-gable end has been covered over with vinyl siding. Retains sufficient integrity because the porch remains intact and some original elements may simply be covered over.	none
307 Glen Ave.	Cross-Gabled Cottage - contributing/concrete block foundation; wood lapped and wood shingle siding; asphalt-shingled cross-gabled roof. 1.5-story cottage has large front-gabled roof, with shallow cross-gabled ells to rear. Front gable features shingle siding, a projecting pediment, small decorative square window at attic level, and cornice returns. Body of house has narrow wood lapped siding. Windows have decorative multi-pane over single-pane windows. Front door has transom. Front porch has three-quarters height square posts on brick piers and square balusters on railing. Shows influence from the Queen Anne and Craftsman styles. Retains very good integrity. 307 Glen is the near twin of 311 Glen Avenue and was probably built around the same time by the same person.	none
310 Glen Ave.	Bungalow/Craftsman - contributing/concrete block foundation; stucco and brick; asphalt-shingled front-gabled roof. 1.5-story front-gabled bungalow shows Craftsman stylistic details in the use of stucco and brick for different exterior wall surfaces, the wide eave overhang, the multi-pane over single-pane windows, and the front-gabled portico porch that features half-height square tapered posts on brick piers and brick railing. Gabled dormer on side roof slope and shallow rectangular bay window on one side of house. Retains good integrity.	detached garage - contributing (shown on 1928 fire insurance map)
310 Park Ave.	Foursquare - non-contributing/brick foundation; aluminum siding; asphalt-shingled pyramidal-hipped roof. Two-story squarish house has wide eave overhang and hipped dormer on front roof slope. Roof flares at eaves. Modifications have included the application of wide aluminum siding, window replacements, the removal of a full-width front porch, and replacement of the porch with an enclosed front-gabled portico entry porch and raised concrete patio. Loss of front porch and other modifications have impacted integrity.	none
311 Glen Ave.	Cross-Gabled Cottage - contributing/concrete block foundation; vinyl siding; asphalt-shingled cross-gabled roof. 1.5-story cross-gabled cottage has Colonial Revival details in the cornice returns and round window in the front gable end (this window was replaced with a half-round vent). Enclosed front porch has square full-height posts and railing that have been clad with vinyl siding like the main body of the house. Vinyl siding is of a narrow width and replaced wider and older replacement siding in 2001. Tripled window in front gable end retains multi-pane over single-pane Craftsman-type windows. Retains sufficient integrity. Probably near twin of 307 Glen and may have been built around same time.	none

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311 Park Ave.	Cross-Gabled Cottage – non-contributing/brick foundation; steel siding; asphalt-shingled cross-gabled roof. Two-story squarish house has a broad front gable over façade, with side-gabled cross roof behind. Replacement siding is of an appropriate width. Historic photograph taken c.1915 shows the following modifications: cornice returns removed, two cottage windows and the front entry were replaced and rearranged so that the front door is now centered (originally off-center to left) and flanked by paired 6/1 double-hung windows, and removal of the full-width open front porch with a pedimented entry vestibule. Original porch had three-quarters height round posts on brick or stone piers. Queen Anne multi-paned square window in front gable end has also been replaced, although the square opening remains. Modifications have been dramatic and were completed after the period of significance for the district. House non-contributing as a result, although the Colonial type styling of the remodel is not inappropriate to the district.	detached garage - contributing (shown on 1928 fire insurance map)
312 Park Ave.	Front-Gabled Cottage – contributing/brick foundation; wood lapped siding; asphalt-shingled front-gabled roof. 1.5-story front-gabled cottage has Craftsman stylistic details in the wide eave overhang and exposed rafter ends that have decorative detail. Front porch has low-pitched hipped roof, paired three-quarters height square posts on siding-covered railing. Windows include some original multi-pane over single-pane double-hungs. Shed-roofed dormer on side roof slope. Retains good integrity.	none
314 Park Ave.	Bungalow/Craftsman – contributing/brick foundation; wood lapped siding; asphalt-shingled low-pitched side-gabled roof with shed roof extension over the enclosed front porch. Shed roof dormer on front roof slope. Craftsman details include wide eave overhang and the three-quarters height square posts on brick piers and siding-covered railing. Rounded shed-roofed bay window on side. Modifications include enclosure of porch and likely some window replacements. Retains sufficient integrity.	none
315 Glen Ave.	Foursquare – contributing/brick foundation; narrow wood lapped siding; asphalt-shingled pyramidal hipped roof. Two-story squarish house hipped roof that flares at the wide eave overhang and a hipped dormer on the front roof slope. Notable features include the narrow wood lapped siding that flares at the 1st/2nd floor break and the open front porch that features both round and square three-quarters height posts on siding-covered rail and balustrade. Some window replacements but overall house retains good integrity. Shows Prairie School and Colonial Revival stylistic influence.	detached garage - contributing (shown on 1928 fire insurance map)
315 Park Ave.	Eclectic – contributing (also individually eligible)/concrete foundation; wood lapped siding; slate side-gabled roof. Two-story broad side-gabled house features a massive roof that overhangs the inset front porch and a large front-gabled dormer with canted corners, a half-round window, decorative gable screen, and balcony. Other features of note include the modillion blocks under the roof eaves and the full-height square posts with Corinthian capitals on the open front porch. House is very stylish and reflects several influences including Colonial and Classical revival. Retains very good integrity and is a standout in the neighborhood.	detached garage - contributing (shown on 1928 fire insurance map)
316 Glen Ave.	Foursquare – contributing/brick foundation; wood lapped and wood shake siding; slate pyramidal hipped roof. Two-story squarish house has hipped roof that flares dramatically at the wide eave overhang and has hipped dormers on the roof slopes. Rounded bay window on second floor above open front porch, which features a pediment over the entry and full-height round posts. Other features of note include the use of lapped siding on the first floor and wood shake siding on the second, a shallow rectangular cantilevered bay window on one side and a rounded bay window on the other side. Windows include Craftsman-type multi-pane over	detached garage - contributing (shown on 1928 fire insurance map)

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	single-pane windows. Retains very good integrity.	
319 Park Ave.	Tudor Revival Cross-Gabled Cottage – contributing/brick foundation; wood lapped siding; asphalt-shingled cross-gabled roof. 1.5-story cottage has broad cross-gabled roofs with wide eave overhang and exposed rafter ends. Has gabled dormer on side gable roof. Distinctive features include a Tudor-arched doorway and multi-paned casement-type windows reflecting Tudor Revival influence, with Craftsman details including the wide eave overhang and exposed rafter ends. Retains good integrity.	detached garage - contributing (shown on 1928 fire insurance map)
321 Park Ave.	Hipped Cottage – non-contributing/concrete block foundation; wood lapped siding; asphalt-shingled pyramidal hipped roof. Two-story hipped cottage has hipped dormer on front roof slope with wide eave overhang as does the main roof of the house and the front addition. Roof flares at eaves. Modifications have included either the full enclosure of a former front porch or the construction of an addition on the front of the house. A portico entry vestibule has then been added to the front of the addition. Other modifications include a large picture window added to the façade and an addition to the side on top of a basement level garage, which is cut into the slope. House was greatly altered after the period of significance for the district and is non-contributing as a result.	none (basement stall garage is attached to the house and is not counted as a separate resource)
322 Glen Ave.	Colonial Revival Foursquare – contributing/brick foundation; narrow wood lapped siding; slate pyramidal hipped roof. Two-story squarish house has hipped roof that flares at the wide eave overhang and has hipped dormers on the roof slope. Retains narrow lapped siding, rectangular shallow cantilevered bay window on side, rounded bay window on other side, and open front porch that features full-height round columns with classical capitals. Windows include two oculus windows with keystones and pattern muntins. Retains very good integrity.	detached garage - contributing (shown on 1928 fire insurance map and is of style similar to house)
322 Park Ave.	Colonial Revival Foursquare – contributing/brick foundation; aluminum siding; asphalt-shingled pyramidal hipped roof. Two-story squarish house has pyramidal hipped roof that flares dramatically at the wide eave overhang. A gabled dormer is on the front roof slope and features four small square windows across the dormer. Portico front porch has single and tripled three-quarters height round posts on brick piers. Porch and house roof overhangs have modillion blocks under the eaves. Porch posts feature classical capitals. Windows include fixed pane windows in the dormer and 1/1 double-hungs. Main modification has been application of aluminum siding; otherwise, retains good integrity.	none
323 Glen Ave.	Colonial Revival Foursquare – contributing/brick foundation; steel siding; asphalt-shingled pyramidal hipped roof. Two-story squarish house has hipped roof with wide eave overhang and a large-sized hipped dormer with a row of small square windows across on the front roof slope. Portico front porch has pediment over entry and both round and square three-quarters height posts on rusticated concrete block piers. Posts feature classical capitals. Windows include a modified oculus window centered on the second story façade. Modifications include application of steel siding and likely some window replacements. Retains generally good integrity.	none
324 Park Ave.	Hipped Cottage – contributing/brick foundation; aluminum siding; asphalt-shingled pyramidal hipped roof with lower cross-gabled ells. One-story squarish hipped cottage has rounded bay window on side. Front portico porch has wrought-iron metal replacements posts. Other modifications include the application of aluminum siding. Retains sufficient integrity. Similar in design to house at 325 Glen Ave.	none
325 Glen Ave.	Hipped Cottage – contributing/concrete block foundation; wood lapped siding; asphalt-shingled pyramidal hipped roof. One-story hipped squarish cottage has	none

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	front-gabled pediment over front entry porch. Modifications include the replacement of the porch posts with wrought-iron metal posts and railing. Retains sufficient integrity.	
328 Glen Ave.	Colonial Revival – contributing/brick foundation; wood lapped siding; asphalt-shingled gambrel roof with cross-gambrel ells. Two-story Dutch Colonial variant of the Colonial Revival style. Unusual rounded two-story bay window on side ell. Gambrel roof flares at the eave overhang. Windows include oculus window in front gambrel end and multi-pane over single-pane double-hung windows. Open front porch has full-height round posts with Corinthian capitals. Front door has transom window. Very good integrity.	none (shed in rear of lot is not counted as a resource)
331 Park Ave.	Colonial Revival/Eclectic – contributing (possibly individually eligible)/brick foundation; wood lapped siding; asphalt-shingled side gable with two front-gabled ells. Large two-story dwelling is U-shaped in its current configuration formed by a main side-gabled roof flanked by two front-gabled ells. Front door is in center in the recessed area of the U-shape and features an exaggerated Colonial Revival styled scrolled pediment. A small gabled wall dormer is above the door. Other features of note include the cornice returns and wood gable screens in the front-gabled ells and the small rectangular decorative windows that flank the front door. House is an older dwelling that had the second story added and the Colonial Revival details added in the 1930s after Harry Searle purchased the older home. The style of the original house is not known but it dated from the early 1870s.	none (modern carport has been added to one side and is not counted as a separate resource because it is attached to the house)
332 Glen Ave.	Queen Anne Free Classic variant – contributing/brick foundation; wood lapped siding; asphalt-shingled steeply pitched pyramidal hipped roof with lower cross-gabled ells. Two-story house has complex roof and ground plan typical of the Queen Anne style; however, this example reflects the later Free Classic variant showing more Colonial Revival stylistic details, such as cornice returns and round post on the pedimented front porch than highly decorative Late Victorian details. A two-story sleeping porch was added to the front-gabled ell by the time of the 1928 fire insurance map. Craftsman-type multi-pane over single-pane windows in sleeping porch; rest are 1/1 and fixed pane windows. Retains good integrity.	detached garage - contributing (shown on 1928 fire insurance map)
334 Glen Ave.	Foursquare – contributing/brick foundation; aluminum siding; slate pyramidal hip roof. Two-story squarish house has wide eave overhang and large hipped dormers on roof slope. Windows are 1/1 double-hungs. Features of note include the shallow rectangular cantilevered bay window on the second floor side of the house and the open front porch that has square posts. Main modification has been the application of aluminum siding. Retains sufficient integrity.	detached garage - contributing (shown on 1928 fire insurance map)
337 Glen Ave.	Prairiesque Foursquare – contributing/concrete block foundation; stucco and brick exterior; asphalt-shingled pyramidal hipped roof. Distinctive two-story foursquare shows Prairie School stylistic influence in the strong horizontal emphasis achieved by the wide eave overhang on both the house and portico front porch and the use of differing siding materials on the first story (brick) and the second floor (stucco). Porch features massive square stuccoed posts. Windows include multi-pane over single-pane Craftsman-type windows. Retains very good integrity.	detached garage-contributing (shown on 1928 fire insurance map)
400 Glen Ave.	Colonial Revival – contributing/brick foundation; stucco exterior; asphalt-shingled pyramidal hipped roof. Two-story L-shaped house features a hipped dormer on front roof slope, a rounded two-story bay window effect on the northeast corner of the house, and a massive open front porch that extends out over the driveway to form a porte-cochere. The porch has square stone posts and a triangular pediment over the front entry. Roof of porte-cochere has cornice returns. Design overall reflects influence from the Colonial Revival style of architecture. Retains good integrity.	detached garage - contributing (located across alley against bluff cut behind house; appears to be of appropriate age for period of significance)

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401 Glen Ave.	Foursquare variant – contributing/brick foundation; vinyl siding; asphalt-shingled pyramidal hipped roof with hipped ell. Two-story squarish house has hipped roof that flares dramatically at the wide eave overhang. Rounded one-story bay window on first floor of façade. Windows are paired and single 1/1 double-hungs. Open front porch has full-height square posts and square balusters on the railing. Has small side porch and could have had a full wrap-around porch originally, although the current configuration is shown on the 1928 fire insurance map. Modifications include the application of vinyl siding but of an appropriate width. Retains sufficient integrity.	none (garage is attached at rear and actually fronts Park Avenue; not counted as a separate resource because it is attached to the house)
403 Glen Ave.	Queen Anne Cottage – contributing/concrete foundation (likely concrete-parged brick foundation); vinyl siding; asphalt-shingled hip roof with lower cross-gabled ells. 1.5-story cottage exhibits Queen Anne styling in the complex roof form and ground plan, the canted corner bay window with cottage window and decorative header, and the wrap-around porch with turned spindle posts and decorative frieze board. Porch features a rounded corner treatment that includes a rounded roof over the bay window. Modifications include the application of vinyl siding (of appropriate width) and likely some window replacements. Retains sufficient integrity.	none
405 Glen Ave.	Hipped Cottage – non-contributing/brick foundation; vinyl siding; asphalt-shingled pyramidal hipped roof. One-story hipped cottage has low pitch and flares at the eave overhang. Modified in 2000 with wood deck, replacement/reduction of the front door including the covering over or removal of a transom window, alteration of one of the front windows, covering over of another window on the side, and replacement of all windows. While the vinyl siding is of an appropriate width, the window and door alterations and the loss of the historic porch have impacted the overall integrity. (Prior to 1996, the full-width front porch was removed and replaced with a wood deck that has since been replaced with a modern wood deck and railing.) Does not retain sufficient integrity.	none
405 Park Ave.	Queen Anne Cross-Gabled – contributing/brick foundation; vinyl siding; asphalt-shingled cross-gabled roof. Two-story house has complex ground plan and roof configuration typical of the Queen Anne style. Other stylistic features include the rounded bay windows on the front and side, the cottage windows, and the decorative woodwork in the gable ends. Open front porch has three-quarters height square posts on siding-covered railing and reflects either an early 20th century replacement of an older Queen Anne style porch or an early 20th century date of construction for the house reflecting more of the Free Classic stylistic subtype of the Queen Anne style. Modifications have included the application of vinyl siding, but siding is of an appropriate width. Retains sufficient integrity.	none
406 Glen Ave.	Front-Gabled Cottage – contributing/brick foundation; wood lapped siding; asphalt-shingled front-gabled roof. 1.5-story front gable cottage features a squat front gable to the main roof and a lower front-gabled ell off the façade. One-story rounded bay window on side. Colonial Revival stylistic shown in the cornice returns on the front gable ends and the full-height square posts on the inset front porch. Windows include single and paired 1/1 double-hungs, with a transom window over the front door. Modifications have included the replacement of the front cottage window with the paired 1/1 double-hung windows and the addition of a concrete deck to the front. Retains sufficient integrity.	detached garage - contributing (shown on 1928 fire insurance map despite 1960 Assessor's estimate)
407 Glen Ave.	Italianate/Queen Anne – contributing (potentially individually eligible)/brick foundation; wood lapped siding; slate cross-gabled roof. Stylish two-story house has complex cross-gabled roof with low-pitched hipped roof on rounded two-story bay window on side of house. The façade is a squat front-gabled that features a	none (see 410 Park Avenue for possible association as a former carriage house or garage for the 407 Glen

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	decorative wood gable screen, modillion blocks under the eaves, and an unusual paired casement window with decorative wood panels below on the front gable end. The wrap-around porch features chamfered posts and brackets. The bay window section of the house features modillion blocks under the eave overhang and decorative wood panels under the windows. Other features of note include pedimented gabled wall dormers on the front and side. <i>Very good integrity.</i>	house)
407 Park Ave.	Queen Anne – contributing/brick foundation; asbestos siding; asphalt-shingled cross-gabled roof. Two-story T-shaped house has two-story bay windows on the side and front. Front bay window is rounded on first story and rectangular on second and features a shallow hipped or mansard-type roof. Open front porch wraps to the side and was recently altered with modern woods posts and railing. Assessor’s photographs show that this replaced three-quarters height square posts on a siding-covered railing that would have dated from an early 20th century remodeling of an older porch. Other modifications have included the application of the flat asbestos shingle siding and likely some window replacements. <i>Marginal integrity, but the retention of porch roof and front window bay window roof and windows still present sufficient historic appearance to be considered contributing.</i>	detached garage - contributing (Concrete block garage is built into front yard slope and was shown on 1928 fire insurance map)
408 Glen Ave.	Foursquare – contributing/ brick foundation; vinyl siding; asphalt-shingled pyramidal-hipped roof. Two-story squarish house has wide eave overhang and hipped dormers on the roof slope typical of the foursquare type. Other features of note include the rounded bay window on the second floor above the front porch and a shallow rectangular cantilevered bay window on the side. Front porch features Colonial Revival details in the pediment over the front entry and the full-height round posts. Railing has turned balusters. Modifications have included some window replacements and the application of vinyl siding (but of an appropriate narrow width) and faux shutters. <i>Retains sufficient integrity.</i>	detached garage - contributing (shown on 1928 fire insurance map despite 1960 Assessor’s estimate)
409 Park Ave.	Queen Anne/Stick – contributing/brick foundation; brick exterior walls; asphalt-shingled hipped roof. Large two-story irregular plan house has complex hipped roof and bay window roofs that include hipped and gabled forms. Highly decorative wood treatments along the frieze boards and eaves. Decorative wood patterns flank the windows on the rounded two-story front bay window. Canted rectangular two-story bay window on side has gabled roof and decorative treatment similar to that seen on 431 Park Avenue. Unusual hipped roof overhang on second story balcony has large knee brace type brackets. Massive front porch has three-quarters height square posts on siding-covered railing. Porch actually extends more than full-width across the façade and may have wrapped around the side originally. Porch is an early 20th century replacement or remodeling and reflects Craftsman stylistic influence, while the house reflects older stylistic influence from the Queen Anne and Stick styles. House is vacant and deteriorating but retains <i>generally good integrity.</i>	detached dwelling - non-contributing (small one-story front-gabled cottage behind the house was not shown on either the 1928 or the 1962 fire insurance maps)
410 Park Ave.	Gabled-Front-and-Wing Cottage – contributing/concrete foundation; vinyl siding; asphalt-shingle gabled roof. Two-story dwelling is banked into a steep slope on the west side of Park Avenue and has a garage in the basement level and living space on the second floor, which is at street level on Park Avenue. Suspected to have been built originally as a carriage house or garage with living quarters above for the house at 407 Glen Avenue. Modifications include application of vinyl siding, which is of an appropriate width, and potentially some window replacements. Windows do not appear to have been altered, however. Was probably devoid of much stylistic treatment originally. <i>Retains sufficient integrity to be considered contributing.</i>	none

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420 Glen Ave.	Queen Anne Cross-Gabled – contributing/brick foundation; wood lapped and decorative wood shingle siding; asphalt-shingled cross-gabled roof. Two-story highly decorative Queen Anne styled house retains a variety of decorative wood shingle siding on the second story and front gable ends. Rounded bay window on second story over front porch, which features full-height square posts and a railing added in 2000. Other features of note include: the overhanging front gable end with console brackets, the decorative upper pane treatment of the double-hung windows and the row of five smaller windows in the front gable end. Very good integrity.	none
421 Glen Ave.	Front-Gabled Cottage – non-contributing/brick foundation; wide wood lapped siding; asphalt-shingled front-gabled roof. 1.5-story cottage originally had Queen Anne stylistic details including a gable screen, pedimented front gable end, decorative siding, and a porch that featured turned posts, brackets, and a spindle frieze according to a historic photograph. The front window configuration in the front gable end was present originally. House was later altered by reducing the pent gable end treatment to shingled cornice returns, the removal of all Queen Anne decorative treatments, complete removal of the front porch, and the addition of a cat-slide roofed addition to the side. The wide wood siding is also a later modification. House has been too altered and has insufficient integrity.	detached garage - non-contributing (not shown on either the 1928 or the 1962 fire insurance maps despite a 1930 Assessor's estimate)
424 Glen Ave.	Side-Gabled Cottage – contributing/brick foundation; wood lapped siding; asphalt-shingled side-gabled roof. Two-story house features a massive side-gabled roof that extends out over the open front porch. A large hip-roofed dormer is on the front roof slope. Narrow wood lapped siding. Porch features Colonial Revival-style full-height round posts, which are original to the construction according to historic photographs. Windows are single, paired and tripled 1/1 double-hungs. Rounded bay window on south side. Retains good integrity.	detached garage - contributing (shown on 1928 fire insurance map)
428 Glen Ave.	Hipped Cottage – contributing/brick foundation; wood lapped siding; asphalt-shingled pyramidal hipped roof. One-story hipped cottage has rounded bay window on side and a wide eave overhang that flares at the eaves. Front-gabled front porch features Craftsman details in the square full-height posts and the wide eave overhang with exposed rafter ends. Retains good integrity.	detached garage - contributing (shown on 1928 fire insurance map)
429 Glen Ave.	Foursquare variant – contributing/brick foundation; vinyl siding; asphalt-shingled pyramidal hipped roof. Two-story rectangular house with rounded bay window on south side and rectangular hip-roofed ell off north side, which also features a one-story rounded bay window. Hipped roof has wide eave overhang. Open front porch has full-height classical round posts. Fire insurance maps indicate that the porch once wrapped around the north side of the house. Historic photograph showing a part of this porch indicates that the deck of the porch once extended out from the round posts and had a wood railing around the deck. Most windows are tall, narrow 1/1 double-hung windows. Some windows have been replaced and reduced. Siding is narrow-width vinyl replacement siding. Retains sufficient integrity.	detached garage - contributing (shown on 1928 fire insurance map)
431 Park Ave.	Queen Anne/Stick – contributing/brick foundation; wood lapped siding; asphalt-shingled truncated hip roof with lower cross gables. Large two-story Queen Anne-influenced dwelling has a massive wrap-around porch that is an early 20th century replacement and features three-quarters height tapered square posts on siding-covered railing and piers. Main body of the house features Queen Anne details in the two-story rounded bay window on one corner and the rectangular canted corner bay window with gabled roof that dramatically flares at the eaves. Other features include the stained glass header in the cottage window of the rectangular bay window and the highly decorative frieze board under the eaves and other	detached garage - contributing (shown on 1928 fire insurance map; concrete garage is built into front yard slope and features shaped and castellated pediment)

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	woodwork decorative details reflecting Stick stylistic influence. It is suspected that the rounded bay window once had a hipped or pointed roof but this is uncertain. Retains good integrity.	
433 Glen Ave.	Foursquare – contributing/brick foundation; wide vinyl siding; asphalt-shingled pyramidal-hipped roof. Two-story square house has wide eave overhang and a hipped dormer on the front roof slope typical of the foursquare house type. Portico front porch has hipped roof and tripled square posts on brick piers. Latticework-type detail between the posts and on the railings. Modifications include the application of the vinyl siding and many window replacements. Retains sufficient integrity.	detached garage - contributing (shown on 1928 fire insurance map)
434 Glen Ave.	Hipped Cottage – non-contributing/brick foundation; aluminum siding; asphalt-shingled truncated-hipped roof. One-story hipped cottage has inset corner porch entry that features paired slender wood post at corner. Chicago-type window and single 1/1 double-hung window to left of entry porch. Modifications have included the application of aluminum siding, the probable insertion of the Chicago-type window at a later date, the application of faux shutters, and the recent enclosure of the front entry porch.	detached garage - non-contributing (built c.1985)
435 Park Ave.	Queen Anne – contributing/brick foundation; wood lapped siding; asphalt-shingled cross-gabled roof. Similar in design to 441 Park Avenue particularly in the shallow two-story gable-roofed rectangular bay on the front-gabled ell. Wrap-around open porch has square three-quarters height posts on brick piers. Some windows may have been replaced. Generally good integrity.	detached garage - contributing (shown on 1928 fire insurance map; concrete block garage banked into front slope)
437 Glen Ave.	Front-Gabled Cottage – non-contributing/brick foundation; wide vinyl siding; asphalt-shingled front-gabled roof. One-story front-gabled cottage retains rounded bay window on south side and its historic front porch, which features a shed roof and square posts that rise above the roofline. However, the porch has been enclosed and the application of wide vinyl siding to this small dwelling has overwhelmed the historic look of this property. Could become contributing if vinyl siding is removed and more appropriate siding either restored or replaced.	none
437 Park Ave.	Queen Anne – contributing/brick foundation; wood lapped siding; asphalt-shingled hipped roof with cross-gabled ells. Two-story house features Queen Anne styling in the complex hipped and gabled roof, the two-story canted corner rectangular bay window with hip roof, the cottage windows, and the decorative wood siding in the gable ends. The full-width front porch is an early 20th century replacement porch and features three-quarters height round posts on square piers and a siding-covered railing. Likely some window replacements. Overall good integrity.	detached garage - contributing (shown on 1928 fire insurance map; garage is concrete block and built into the front yard slope)
438 Glen Ave.	Queen Anne Cross-Gabled Cottage (double house originally) - contributing/brick foundation; wood lapped siding; asphalt-shingled gambrel roof with cross-gabled ells. Two-story house has T-shaped plan that features a rounded bay on the front that has an unusual pedimented gambrel roof for the front ell, which also features canted corners, and rounded cantilevered bay windows on the side gable ells. Other features of note are the brackets and modillion blocks at the eaves. A historic photograph that shows part of the porch on 438 Glen from across the street shows that the front originally had rounded open porches with turned spindle posts and spindle friezes on either side of the projecting front ell. This was subsequently replaced by a full-width porch with square wood posts. A cottage window on the front was also updated with a tripled window at the same time (1920s or 30s). A shed-roofed dormer was also added to one side of the front gambrel roof at that time. The replacement porch roof is still in place but the posts have been replaced with slender posts. House has been modified from a double house to a single dwelling but retains sufficient integrity.	detached garage - non-contributing (built in 1992)

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439 Glen Ave.	Queen Anne Cross-Gabled Cottage – contributing (possibly individually eligible)/brick foundation; wood lapped and decorative wood siding; asphalt-shingled cross-gabled roof. Two-story cross-gabled house has broad front gable with smaller side cross-gabled ells. Open wrap-around porch featuring round three-quarters height posts on square wood piers with square balusters on wood railing dates from the early 20th century. The body of the house features elaborate Queen Anne and Stick style wood treatment including a lattice-work type treatment, decorative shingle siding, and a kingpost truss. Windows include 2/2 double-hungs and a transom window over the front door, which also features round-arched panes on the wood door. House retains very good integrity.	detached garage - contributing (shown on 1928 fire insurance map)
441 Park Ave.	Queen Anne – contributing/brick foundation; wood lapped siding; asphalt-shingled truncated hipped roof with lower cross-gabled ells. Two-story house exhibits influence from the Queen Anne style in the hip and gable complex roof form and some remnant gable end decorative details. A shallow two-story rectangular bay window is similar to that on 435 Park Avenue and is original to the house construction. The original wrap-around porch is missing its historic details and posts. While the house has seen modification, the retention of the Queen Anne form and the wood lapped siding and some decorative details overcome the marginal integrity enough to make the property contributing.	none
442 Glen Ave.	Side-Gabled Cottage – contributing/brick foundation; wood lapped siding; asphalt-shingled side-gabled roof. 1.5-story side-gabled cottage has dramatic flare to the front eave that extends over the open front porch. Hipped dormer on front roof slope. Front porch has paired square three-quarters height posts on lapped siding-covered railing. Retains good integrity.	none
444 Glen Ave.	Side-Gabled Cottage – contributing/brick foundation; Masonite siding; asphalt-shingled side-gabled roof. 1.5-story side-gabled house has a hipped dormer inset into the front roof slope. Front porch is inset and has round posts. The dormer also has round posts supporting the roof overhang and sheltering a small second floor balcony. Modifications have included the application of Masonite siding; however, the house still retains sufficient historic details to be considered contributing.	detached garage - non-contributing (built c.1950 according to Assessor, this garage is not represented on the 1928 fire insurance map but was there by 1962)
445 Glen Ave.	Gothic Revival – contributing (may be individually eligible)/brick foundation; brick walls; asphalt-shingled cross-gabled roof. Two-story brick house exhibits Gothic Revival style in the steep pitch of the roof gables, the elaborate decorative wood gable screens, and the round-arched windows on the second floor. The wrap-around porch has turned spindle posts but is a modern refurbishment because the original porch had been replaced by the early 20th century with a Colonial Revival/ Craftsman-style porch having three-quarters height round posts on brick piers. A Craftsman-type cantilevered porch hood with exposed rafter ends and knee-brace brackets dating from the early 20th century remains over the front side entry door. Other details of note include the 2/2 double-hung windows and the gabled wall dormer with single round-arched 2/2 window on a side-gabled ell. Overall retains good integrity.	none (a two-story attached garage replaced the original multi-story carriage house in 1970; the new garage has an apartment above and was built to be compatible with the historic house; because it is attached it is not counted as a separate resource)
447 Park Ave.	Two-Story Hipped Cottage (probably Queen Anne originally) – non-contributing/brick foundation; asbestos siding; asphalt-shingled truncated hipped roof. Two-story square house has a centered front entry door flanked by cottage windows (replaced), with shallow projecting rectangular bay windows over each cottage window on the second floor. Each of the bay windows has a pedimented roof. House has been altered by the application of inappropriate asbestos shingle siding, the replacement and alteration of the windows, the replacement of the front door, and the removal of most of the stylistic details that likely once graced this house. A full-width front porch was present on this house by at least 1928 and has since	none

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	been removed. Does not retain sufficient integrity.	
449 Glen Ave.	Front-gabled Cottage – non-contributing/brick foundation; vinyl siding; asphalt-shingled front-gabled roof. House was probably nearly identical to the house next door at 451 Glen in its original design. This example has been altered by the application of vinyl siding (albeit of a compatible width), alteration of the window in the front-gabled projecting ell (this window would have been a cottage window originally and is now a squat paired 1/1 double-hung window), and alteration of the open front porch including extension or replacement of the flat roof and replacement of the posts with wrought-iron posts and rails. One cottage window remains to the left of the entry. This example does differ from 451 Glen in the placement of the front door from the front of the main body of the house to the side of the projecting front-gabled ell. This too could be an alteration. Does not retain sufficient integrity.	detached garage - contributing (area was not shown on the available fire insurance maps but the Assessor does estimate a c.1930 date of construction)
449 Park Ave.	Bungalow/Craftsman – contributing/brick foundation; wood lapped and shake siding; asphalt-shingled front-gabled roof. Two-story house has a low-pitched gabled roof with Craftsman stylistic details in the wide eave overhang, exposed rafter ends, and kingpost truss in the front gable end. The portico front porch is enclosed and has three-quarters height square posts on brick piers. Retains original narrow wood lapped siding on the first floor and the closed porch railing and wood shake siding on the second floor. The porch also features a wood railing on the flat roof. Retains good integrity. Could be a catalog house.	detached garage - contributing (banked into front yard slope)
451 Glen Ave.	Front-Gabled Cottage – contributing/brick foundation; wood lapped siding; asphalt-shingled front-gabled roof. 1.5-story front-gabled cottage has lower projecting front-gabled ell that features a decorative cottage window. The open front porch has full-height Colonial Revival-type round posts. A wood railing was recently removed from the porch and a decorative spindle frieze and brackets were recently added to the porch. Other features of note include a cottage window to left of front door, which has a transom window, and the decorative vergeboard details at the roof eaves. Retains good integrity.	none
453 Glen Ave.	Queen Anne Gabled-Front-and-Wing Cottage – contributing/brick foundation; wood lapped and decorative shingle siding; asphalt-shingled gabled roof. 1.5-story gabled-front-and-wing cottage exhibits Queen Anne stylistic details in the decorative shingle siding in the gabled ends, the decorative wood gable screens, the canted corner rectangular bay window, and the open front porch with turned spindle posts and spindle frieze. Windows include paired 1/1 double-hungs, a transom window over the front door, and a cottage window in the bay window. Retains good integrity.	none
453 Park Ave.	Hipped Cottage – non-contributing/brick foundation; asbestos siding; asphalt-shingled pyramidal hipped roof. One-story hip-roofed cottage has a low pitch to the hipped roof, a triangular gabled dormer above the façade, and a rounded bay and ell projection on the north side. Modifications include the application of wide asbestos siding, faux shutters to the front window, metal awning over the front door, some window replacements, and the removal of a wrap-around porch shown on the 1928 fire insurance map. Loss of porch and other modifications make the property non-contributing. May have exhibited Queen Anne stylistic details originally.	detached garage - contributing (banked into front yard slope)
455 Glen Ave.	Cross-Gabled Cottage – contributing/brick foundation; Masonite siding; asphalt-shingled front-gabled roof. 1.5-story cross-gabled house has replacement siding and some window replacements. Notable features include the shingled cornice returns. Probably had Queen Anne stylistic details originally. Retains sufficient integrity.	detached garage - contributing (concrete garage banked into front slope; Assessor indicated c.1930)

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465 Park Ave.	Bungalow/Craftsman – contributing/concrete block foundation; wood lapped siding; asphalt-shingled side-gabled roof. Two-story side-gabled house exhibits Craftsman influence in the wide eave overhang, shed-roofed shallow rectangular bay window on side, shed-roofed dormer on front roof slope, and the enclosed porch details, which include a low-pitched front-gabled roof with wide eave overhang and the square three-quarters height posts on closed railing. Modifications include some window replacements but generally the house retains good integrity.	detached garage - contributing (shown on 1928 fire insurance map)
471 Park Ave.	Cross-Gabled Cottage – non-contributing/brick foundation; vinyl siding; asphalt-shingled cross-gabled roof. Two-story gabled house has been altered in recent years with the application of vinyl siding, the replacement of some of the windows, the application of modern storm windows and a modern front door, and the construction of a wood deck across the front. The roof has also been extended over the formerly inset front entry and entry has been enclosed. A large exaggerated oak leaf and acorn appliqué in the front gable end may also be modern addition. While still recognizable as an older gabled home, with some retention of original detail such as the overall roof form and cornice returns, the modern windows, deck, and front entry give the property too much of a modern appearance. Lacks sufficient integrity in current form.	detached garage - non-contributing (built in 1986)
500 Glen Ave.	Foursquare – contributing/brick foundation; wood lapped and wood shingle siding; asphalt-shingled pyramidal hipped roof. Two-story square house has low-pitched hipped roof with wide eave overhang and hipped dormers on the front and side roof slopes. Wood lapped siding on first floor and wood shingle siding on second floor appears original. Front portico porch features three-quarters height square posts on square piers with square balusters on railing. Some window replacements, but does retain oculus window on north side of the second floor. Retains good integrity.	none (later garage added at basement level on north side and banked into slope; this garage is attached to the house and is not counted separately from that resource)
504 Glen Ave.	Foursquare – contributing/brick foundation; wood lapped and wood shingle siding; asphalt-shingled pyramidal hipped roof. Two-story square house has flared and wide eave overhang, a hipped dormer on the front roof slope, a shallow rectangular shed-roof bay window on the side, and an open portico front porch that features three-quarters height round posts on square brick piers. Retains narrow wood lapped siding on first floor and wood shingle siding on second floor. Probably some window replacements but overall good integrity.	none
506 Glen Ave.	Foursquare – contributing/brick foundation; narrow wood lapped siding; asphalt-shingled pyramidal hipped roof. Two-story square house retains narrow wood lapped siding and wide roof overhang. Front portico porch is enclosed but retains square three-quarters height square posts on narrow wood lapped sided railing. Other notable details include the cantilevered shallow rectangular bay window with brackets on the second floor north side of the house. A new railing and steps were added to the porch entry door in 2005. Overall retains good integrity.	none
507 Glen Ave.	Public Works/Neoclassical – contributing/concrete foundation; brick walls; standing seam metal-covered pyramidal hipped roof. Glendale Pumping Station built in 1915 at the foot of the Glendale Reservoir. Two-story square brick building has centered door with Neoclassical stone entablature and columned door surround. Stone keystones over square and rectangular windows. Modifications have included the replacement of the original windows and the replacement of the tile roof with a metal roof. The concrete balustrade on the platform in front of the building has been removed but the concrete wall and platform remains along with one set of steps. A stairway once extended all the way up the slope behind the pumping station up to the reservoir. This staircase is non-extant. Retains sufficient	none

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	integrity.	
508 Glen Ave.	Bungalow/Craftsman – contributing/brick foundation; wood shake siding; slate cross-gabled roof. Two-story dwelling was built as the Glendale reservoir’s caretaker’s cottage. Craftsman stylistic details include wood shake siding, wide eave overhang, knee brace brackets on garage. Modifications include some window replacements and alterations. Front porch is enclosed. House has a projecting double-gabled bay window on gable end that overlooks the reservoir. Retains sufficient integrity.	none (garage built in matching Craftsman style to the house is attached to the house; not counted as a separate resource)
524 Huntington Ave.	Ranch – non-contributing/concrete block foundation; wood lapped siding; asphalt-shingled pyramidal hipped roof. One-story, L-shaped plan Ranch type house has wide eave overhang and low pitch to the hipped roof. A basement level garage is exposed on the front but otherwise the basement level is below ground. Squat 1/1 double-hung and Chicago-type picture windows. Front porch overhang has single wrought-iron post and railing. Wide wood lapped siding may be original. Generally retains good integrity but was built after the period of significance for the district	none (garage is in the basement level of the house)
600 Huntington Ave.	Prairie School/Craftsman – contributing/brick foundation; stucco and brick exterior; asphalt-shingled pyramidal hipped roof. Two-story squarish building was built as a radio station, with living quarters on ground floor and studios on second. Has gabled dormer on front roof slope. Retains stucco exterior (likely refurbished through the years) on second floor and brick veneer on first floor. Building is banked into the slope. Also retains many of the original multi-pane over single-pane Craftsman-type windows. Other Craftsman details include the wide eave overhang and exposed rafter ends of the gabled dormer and the cantilevered gabled porch hood over the front entry. Prairie School influence is seen in the strong horizontal emphasis of the form of the building achieved by the contrast of different exterior materials on the first and second floor walls and the low pitch and wide eave overhang of the main roofline. Modifications have included the insertion of reduced windows across the ground floor where three sets of garage doors were originally and the conversion of the property from its original use to five apartments.	none (a one-story flat-roofed garage is a later addition but is attached to the building; not counted separately from this resource)
SW of Park Ave.	Public Works/Moderne – contributing structure/Glendale Reservoir. Poured concrete round structure features Moderne influence in the sleek smooth round shape of the structure broken by the use of vertical concrete post or “castellation” type features. Reservoir also features a concrete dome. Retains sufficient integrity.	none
Brick streets in district	Four sections of historic brick pavement - contributing structures. These four sections are extant and exposed along Glen Avenue from High School Avenue to the south end of Glen; along High School Avenue on either side of the Glen Avenue intersection over to Park Avenue; at the cross-walks on Park Avenue at the intersection with School Avenue; and along an alleyway at the north end of the district in-between 125 and 129 Park Avenues.	none

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Significant Person (continued)

Field, Homer Howard
Hart, Clara Bebbington
Hart, Ernest Eldred
Knox, Ohio
Mayne, Winfield Scott
O'Donnell, Ellen
Reed, Joseph Rae
Searle, Harry A., Jr.
Snyder, Samuel Bruce
Tulleys, Lysander Wayland

Architect/Builder (continued)

Andersen, Jens C.
Anderson, Herbert
Anderson, Nels P.
Jensen, Jocheis Chris
Larson, George Bernard
Woodward, John Clarence
Woodward, Winfield Scott

Statement of Significance

The Park/Glen Avenues Historic District is locally significant under Criterion C for its well-preserved and stylish late nineteenth and early twentieth century residential architecture constructed between 1857 and 1942. The district includes a few architect-designed homes, including examples designed by Perley Hale of Chicago, J. Chris Jensen, and John C. and Winfield S. Woodward of Council Bluffs. The district is also locally significant under Criterion A for its role in the overall history of the community as an intact example of a residential neighborhood built by prosperous, second generation merchants, railroad and real estate financiers, and professionals. It is further locally significant under Criterion B for its association with significant persons in the Council Bluffs community. The period of significance for this district is 1857 to 1942 reflecting the period when the majority of homes were built and the period when the neighborhood reached its historical and architectural peak. The majority of the houses were built in this historic neighborhood during the boom years between 1880 and 1930.

Historical Significance

Early Council Bluffs

Early in the 1700s, French fur traders were plying the Missouri River waters and establishing hinterland trading posts well northwest of St. Louis. After the Louisiana Purchase, Thomas Jefferson sent Lewis and Clark on their exploration of the country's new West. On July 28, 1804, the expedition passed by the future site of Council Bluffs and noted the former location of an Ioway village in the general vicinity. Steamboats brought the American military to the Council Bluffs area in 1839, where they erected a fort or block house as a part of the Indian removal effort. It was meant to protect the Potawatomi Indians, who occupied in the region from the 1830s to 1846 when the federal government moved them to Kansas (Rogers 2000:7).

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During the 1840s migrations between Nauvoo, Illinois, and what would become Salt Lake City, Utah, the Mormons established a settlement along what is now east Broadway Street, spreading out north and south and establishing a business area at Broadway and First. The settlement was called Kanessville. It profited by outfitting miners headed west for the California gold rush in 1849 but most of the Mormons had departed for Utah by 1853, when the local post office name was officially changed to Council Bluffs. Also in that important year the town was incorporated and designated the Pottawattamie county seat, and the federal government opened an office to sell land (Rogers 2007:10).

Throughout the 1860s, before the arrival of the railroad, Council Bluffs served mainly as an outfitting stop for settlers moving west—a small entrepôt for local markets and outpost settlements. By 1869, though, new businesses boomed and trains arrived in the city from the east. The rail line from the west entered Omaha, but stopped at the banks of the Missouri River where trains were first ferried across the river to Council Bluffs and later crossed by bridge, when the Union Pacific finally bridged the river in 1872 (Bridge et al. 2002:86). By the 1880s, “local businesses included three stockyards, three packing plants, three flour mills, three music halls, one opera house, 26 physicians, 28 law firms, a cigar factory, a green house and 30 saloons” (ibid.:64). The area south of downtown became known as the Implement District because of the number of manufacturing companies that produced agricultural equipment (ibid.:46). Aggressive growth in the city’s businesses and neighborhoods continued up to the Great Depression of the 1930s (ibid.).

While the agitation and planning for railroads out to Council Bluffs had begun in the late 1840s, it was not until after the Civil War that the first railroad actually arrived in the city. The first railroad was the Chicago and North Western, which was completed in 1867, and was followed by the St. Joseph and Council Bluffs (later known as the Kansas City, St. Joseph, and Council Bluffs and even later as the Burlington Railroad) in December of that same year. The Chicago and North Western was the first railroad to cross the state of Iowa and was the “first to feature through passenger service in conjunction with the newly formed Union Pacific-Central Pacific transcontinental route in 1869” (Donovan 1962:545). The direct connection to the Union Pacific Railroad was made in Council Bluffs in 1869. The largest railroad grounds in Council Bluffs were those of the Union Pacific Railroad, which encompassed 1200 acres in the southwest section of the city. This railroad arrived at the river in May 1869, with the Union Pacific building in the early 1870s its “Union Depot, hotel, immigrant house, stock yards, railroad grounds, platforms, and storage sheds on the 1200 acre tract appropriated in 1867” (Jennings, Gottfried, Cheek/Preservationists 1982b:41).

Park/Glen Avenues Historic Neighborhood Development

During its early settlement history, the Park/Glen neighborhood was located in “Glen Hollow” and was the scene of some drama during the California gold rush days. The story goes that two gold rush immigrants camped overnight in the hollow, and during the night one killed the other and stole the mule team. Shortly afterwards, a vigilante committee captured the culprit and hanged him from the limb of a large elm tree that stood in what became the front yard of 304 Glen Avenue. The tree stood until 1935 when it was felled during a windstorm (Nonpareil 1935).

As in the Willow/Bluff/3rd Street and Lincoln/Fairview historic districts of Council Bluffs, the residents along Park and Glen avenues obviously prospered during the period of local growth in the late nineteenth and early twentieth centuries, as evidenced by the fact that the bulk of the houses they lived in were constructed during the period from 1880 to 1930. Residents of the Park/Glen district easily walked to work, with first Park Avenue (as Market Street) and then Glen Avenue connecting directly to the main early commercial area of Council Bluffs along “Upper Broadway.” This portion of Broadway was the epicenter of the city’s earliest commercial development. In 1852, “the original town and business area centered at Broadway and First or Madison Avenue” as it was then called (Jennings, Gottfried, Cheek/Preservationists 1982b:34). It was within this two-block area that “merchants located their immigrant outfitting stores” (ibid.:35).

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As the city grew in the period between 1870 and 1900, it began to expand its original boundaries.

To the west, settlement stretched to Twelfth Street. While scattered houses occurred as far south as Twelfth Avenue, concentrated settlement ended at Seventh Avenue. On the east, buildings reached to the bluffs at Third Street and followed the ravines especially along Grace, First, and Second Streets to the southeast. From Grace, settlement adhered to Broadway east to North Broadway on the south side and east of Frank Street on the north. West of Frank Street, buildings spread as far north as Harmony, Washington, and Mill Streets. The business area followed Broadway from First west to Eighth Street and along Main from Washington to Willow (Jennings, Gottfried, Cheek/Preservationists 1982b:36).

Among the earliest of residents of the Park/Glen neighborhood was Thomas Hart Benton, Jr., son of Iowa senator Samuel Benton and nephew of the U.S. Senator Thomas Hart Benton from Missouri. Benton came to Council Bluffs from Dubuque in 1852 or 1855, and started one of Council Bluffs' first banks, called Green, Weare, and Benton. The prosperous Benton built his house at 231 Park Avenue in the newly platted Glendale Addition in 1857. Unfortunately, his prosperity did not last and his bank failed as a result of the fallout from the national "Panic of 1857." Benton was forced to sell his new house (Baskin & Co. 1883:95; Field and Reed 1907:30).

Houses in the Park/Glen Avenues residential area were built by prospering second-generation merchants, bankers, real estate financiers, professionals, city officials, and retired military officers, as well as a number of service and crafts workers. Prospering entrepreneurs owned or operated businesses such as C.B. Jacquemin & Company (jewelers), Shugart & Ouren Seed Company, C.A. Beebe & Co. (furniture and crockery), Groneweg & Schoentgen (grocer), John Beno Company (dry goods), and the Council Bluffs Carpet Company. Alongside these well-off citizens lived the growing number of middle-class families and individuals including public servants like the city auditor, the foreman for the city water works, and a justice of the peace. Other resident occupations suggest the neighborhood was economically mixed. Some families were supported by architects, traveling and city salesmen, real estate and insurance agents, bank cashiers and tellers, but also by furniture makers and sellers, jewelers, tailors, druggists, grocers, carpenters and contractors. The various railroads in the city also employed a number of the district's residents as depot agents, engineers, cashiers, and conductors. Some women residents in this neighborhood were employed outside the home, in positions as teachers, dressmakers, bookkeepers, store clerks, stenographers, a journalist, a photo "re-toucher," nurses, packers in the Woodward candy factory, a department store "saleslady," telephone operator, and cashiers.⁶ The neighborhood's transition to middle-class lasted well into the twentieth century and is reflected in the diversity of residential size and architectural styles throughout the district.

Fairmount Park was established by the city council in 1880 out of fortunate necessity because of the inability to attract residential builders to the beautiful but rugged bluff top at the south end of the district. The park anchored the south end of Park and Glen avenues and influenced the area's development. Between 1890 and the 1920s, Fairmount Park's popularity as a recreation destination soared, mirroring the period when most the houses were constructed in the Park/Glen Avenues district. Glendale Reservoir and the Glendale Pumping Station, once crucial parts of the Council Bluffs water works system, were constructed adjacent to the park (Ramsey and Shrier 2002:291).

The centerpiece of the park system in the late 1800s and still an environmental marvel is Fairmount Park. After the land was acquired, brush was removed and trees planted. The vast and hilly area remained somewhat isolated, however, because of limited accessibility. Gradually the city added a lagoon, with swans and a place for the famed "Boy with the Leaky Boot" statue, a music pavilion, a little zoo, playground equipment and many small buildings and park cottages, one of which was the Park Board's headquarters. The country's only private park water system was installed in Fairmount Park in 1909. The system not only watered grass and plants, but also supplied park drinking fountains and facilities for watering animals and horses. The access problem was addressed in the late 1880s, when a right-of-way for

⁶ U.S. Population Censuses 1870, 1880, 1900, 1910, and 1920.

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the street car line was secured. By the turn of the 20th century, street car service was excellent, with cars running from downtown to the park every 12 minutes. A few years later, a new vehicle entrance was created on South Graham Avenue (Ramsey and Shrier 2002:293-294).

The original water supply of Council Bluffs came from the city's wells and springs. In 1881, the city passed an ordinance granting a 25-year franchise to American Construction Company of New York, for the construction of a waterworks system. The water was taken from the Missouri River, allowed to settle, and then was pumped into the mains. The reservoirs were basins dug in the ground and lined with gumbo and paved with loose brick. One was located "near the top of the bluffs in the eastern part of the city, several hundred feet above the level of the city" and came to be known as the Glendale Reservoir (Council Bluffs City Directory 1884-85:22). This was a rectangular basin built at the north end of Fairmount Park at the south end of Glen Avenue. A caretaker's cottage was built next to the reservoir to insure safety and sanitation; however, a later drowning in the open reservoir helped convince the city to build a covered reservoir. In the early 1900s, the city did not renew the waterworks franchise and took over the system. The first city water board included local architect, J. Chris Jensen, S. T. McAtee, and Ernest T. Hart. [Both Jensen and Hart were involved in the developmental history of the Park/Glen Avenues neighborhood.] In 1915, the Glendale Pumping Station was built at the foot of the old Glendale Reservoir to replace the original "gate house," which housed the valve control for the Glendale Reservoir. The old open water basin was drained and a new covered concrete Glendale Reservoir was built in 1941-42 as part of a project that also involved the construction of the new reservoir at "Mt. Lincoln" just below Fairview Cemetery and within the Lincoln/Fairview Historic District (Council Bluffs Water Works 1964; Montague 1933).

In 1925, Harry A. Searle, Jr., owner of Mona Motor Oil (a local manufacturer), built his KOIL radio station's "Hilltop Studio" and towers at the southeast corner of the district, just outside the entrance to Fairmount Park. The location was selected to better receive and transmit radio signals. It was built by the Mona Motor Oil Company, which was owned by the Searle family. While Harry Searle was president, he oversaw the change from the original Monarch Manufacturing Company (established in 1895) to the new Mona Motor Oil to capitalize on the growing automobile industry. The company became interested in the new medium of radio as a means to further the company's progressive image and advertise their products.

The two-story stucco and brick building at 600 Huntington housed the station's studios on the second floor and a caretaker's residence on the first floor. Two 165-foot towers were positioned nearby and 300 feet apart [the towers are non-extant]. It served as the KOIL radio station until the 1930s when the studio was moved to Omaha. The building is believed to be the first radio station building built in the nation for that specific purpose. The station signed on the air July 10, 1925. KOIL was the first ABC affiliate west of the Mississippi River and the second NBC affiliate west of the Mississippi River, and was believed to have had at least 100 employees at one time. In 1937, KOIL moved across the Missouri River to Omaha, Nebraska. The property abstract indicates that H.A. Searle acquired the lot in 1923 and he transferred it to Mona Motor Oil Co. in 1927. It was then transferred to Central States Broadcasting Co. in 1935. It was sold to John M. Henry in 1938 ending its association with the broadcasting industry. It then became a private residence. The building is certainly historically significant for its association with the KOIL radio station's early history and as potentially one of the first buildings constructed expressly for the purpose of being a radio station in the nation. According to an August 14, 1925 *Rock Valley Bee* newspaper article, the station building was also designed "to aid broadcasting by acting as an insulator," further adding to its significance if indeed it was the first radio station built in the United States. Harry A. Searle, Jr., also purchased an older home in the district (331 Park Avenue) just down the hill from the station in 1930 and expanded and remodeled it in the Colonial Revival style.

The plat development of the Park/Glen district demonstrates the historical development of this neighborhood. The northeast portion of the neighborhood was part of the Original Town Plat, which connected Market Street to the main commercial area of early Council Bluffs. The next biggest development was the platting of the Glendale Addition in 1856, followed by William's Second Addition in 1868. When the land in William's Second Addition proved too rugged for home building, the city moved to acquire the property, which became the northern section of Fairmount Park.

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By 1928 a number of small subdivisions and "re-subdivisions" had been added within the district reflecting the intensive development of this neighborhood into the early twentieth century. These subdivisions included: Beardley's Subdivision along Park Avenue, Bebbington Place between Glen and Park avenues, Purples Subdivision along Glen and High School avenues, Wells Park Addition near the south end of Park Avenue, the High School Subdivision along the west side of Glen Avenue between High School and Pomona avenues (and just below the bluff top where the Council Bluffs High School was located), and an Auditor's Subdivision of the Glendale Addition at High School and Glen avenues.

Bebbington Place was platted by Clara B. Hart in 1912. It was composed of Lot 3 of original plat lot 159, part of original plat lot 167, and part of a strip of land between Lot 1, Block 1 of the Glendale Addition and Lot 59. Clara Bebbington Hart was the daughter of George and Luzerba Bebbington and the wife of Ernest E. Hart—all of whom owned considerable property in the Park/Glen district.

An interesting "court" development was made at 128 Glen Avenue in the mid to late 1920s. This development involved the construction of four Tudor Revival cottages, two to a lot, as part of the "Anderson Court" development as it was labeled on the 1928 fire insurance map. The lot transfers for this property indicate that Nels P. Anderson first acquired the property in 1924 and transferred it via warranty deed to Herbert V. Anderson in 1925. In 1928, Nels Anderson acquired a half-interest in the property with Nels quit claiming this interest back to Herbert in 1931. Herbert and Gladys Anderson retained possession until Herbert's death in 1962, with his heirs retaining possession into the early 1990s. Oral history indicates that E. (likely son of Herbert) Anderson (wife Phyllis Jean), who lived at 144 Glen Avenue, later owned the Anderson Court and Anderson Apartments in partnership with his brother, John. Herbert later sold out to John. It is known from the fire insurance maps that the Anderson Court development was built with all four units by 1928. It is possible that they were built in 1928 when Nels and Herbert had joint interest in the property, or that Herbert built these units in 1925 and then Nels later bought into the investment. The four dwellings remain rental properties to the present day.

A number of properties in the Park/Glen district appear to have been originally built as rental properties, with some of the developers also living in the district but having a number of other properties that they owned and rented out. A number of these landlords were women including Ellen O'Donnell and Lizzie B. Smith, as well as possibly Cynthia Woolsey and Elizabeth Spooner. In the case of O'Donnell, her rental properties provided her with income once she became widowed.

High School Avenue provided a connection up to the top of the bluff where the original Council Bluffs High School, built in 1869, was located. This school was only used from 1869 to 1880 and again from 1890 to 1900 when it was replaced by the construction of the Abraham Lincoln High School at the southwest corner of 5th Avenue and 3rd Street. The original high school was a French Second Empire brick building that sat atop a high bluff overlooking the city; however, even with the extension of High School Avenue up to the school, both the east and west approaches were so steep that access was always a challenge. It was because of this difficult access that the school was eventually abandoned and long ago was demolished.⁷ While the original high school location is outside of the current district boundary, there is a connection in the previously mentioned "Mitchell's Wall," which was built along the bluff behind 316 Glen Avenue using stones salvaged from the foundation of the high school. These stones were salvaged in the 1930s when the old school site was being made into Kim Field.

Significant Persons of the Park/Glen Avenues Historic District

The significant persons associated with the Park/Glen Avenues Historic District included both men and women, who had an impact on the development of the neighborhood and in Council Bluffs business, industry, and social history. The following are

⁷ "Schools of Yester Years," *The Granary*, May 10, 1978 (Copy on file Council Bluffs Public Library, Schools Clippings File).

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listed in alphabetical order and with the properties in the district with which they were directly associated:

Thomas Hart Benton, Jr. – 231 Park Avenue

Thomas Hart Benton, Jr., son of Iowa senator Samuel Benton and nephew of Missouri senator Thomas Hart Benton, was born in Williamson County, Tennessee, on September 5, 1816. Benton came to Council Bluffs from Dubuque in 1852 or 1855. Benton served as Secretary of the State Board of Education, Superintendent of Public Education, and was a member of the Board of Regents. Benton started one of the first banks in Council Bluffs known as Green, Weare and Benton. His home at 231 Park Avenue was constructed in 1857 and is the earliest home known to be extant in the district. However, soon after its construction, Benton's bank suffered financial crisis, along with many other banks in America, during the nationwide Panic of 1857. Benton was forced to sell the home as a result. In 1862, Benton was commissioned as a colonel in the 29th Iowa Volunteers and was made a Brigadier General in 1864. After the American Civil War, Benton ran for the governorship of Iowa on the Anti-Negro Suffrage party, but lost. Other residents of the Benton home included: Patrick Lacy, owner of the locally notorious Ocean Wave Saloon; R.L. Douglas, one of the first two circuit judges for the State of Iowa; James O'Conner, a railroad builder; and Dr. Abbott Dean.

Ellen O'Donnell - 310, 312, 322 Park Avenue and 315 and 323 Glen Avenue

Ellen O'Donnell, and her husband John, who died in 1899, were both natives of Ireland (Field and Reed 1907). Ellen O'Donnell acquired the above property from Dennis Sheedy, who was likely a relative given that Ellen's maiden name was Sheedy. John O'Donnell had been a blacksmith and wagon maker in Council Bluffs. Ellen (Sheedy) O'Donnell was his second wife. Margaret O'Donnell was Ellen's daughter and she worked as a stenographer and lived with her mother after John's death. It was noted in the 1907 Pottawattamie County history that Ellen O'Donnell "owns a fine residence at No. 323 Glen Avenue, where she and her daughter reside. She also owns valuable property here, including an attractive residence on Park avenue, from which she derives a good rental" (ibid.). According to property abstracts for the district, O'Donnell owned at least five properties on Park and Glen avenues, at least some of which began life as rentals under her ownership.

Homer Howard Field – 126 Park Avenue

The house at 126 Park Avenue was built in 1890 by Homer H. and Sarah Field. The Fields only lived at the house until 1894, when Sarah died. Homer Field was born on May 9, 1825, in Atwater, Ohio. Field fought with the First Ohio Infantry in the Mexican War in 1847, and moved to Council Bluffs with his wife in 1856, after his chair factory failed. Homer Field was a member of the Council Bluffs City Council, a member of the Board of Education, Chief of Police, and Justice of the Peace. He also conducted the draft for Civil War soldiers, served as deputy provost marshal, and was county sheriff (Field and Reed 1907). Field was also a violinist and performed at local opera houses and on riverboats. After the death of his wife in 1894, Homer Field moved in with his son-in-law and daughter, Thomas and Emma Cavin, at 150 Park Avenue. It is also notable that Field, along with Joseph Rae Reed, compiled the 1907 *History of Pottawattamie County, Iowa* (ibid.).

Clara Bebbington Hart and Ernest Eldred Hart - 164 and 166 Park Avenues

Clara Bebbington Hart platted Bebbington Place in-between Park and Glen avenues in 1912. She was the daughter of George and Luzerba Bebbington and the wife of Ernest Eldred Hart, who was the brother of Jennie Edmundson. The Bebbingtons, Harts, and Edmundsons all owned considerable property in the district. Ernest Eldred Hart was the son of Dr. Henry Watts Hart and Sarah Helen (Way) Hart. He was born in 1859 at West Union, Iowa, and later lived in Dubuque, Iowa, until 1868 when the family moved to Council Bluffs. He attended Council Bluffs High School and later attended Iowa College (now Grinnell College). He returned to Council Bluffs where he worked as a clerk in the real estate of his brother-in-law J.D.

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Edmundson. In 1884 he went into the business for himself as a banker and dealer in investment securities. In 1884, he established a private bank, which subsequently became known as E.E. Hart, Inc. He was also one of the founders of the Citizens State Bank, which grew into the First National Bank of Council Bluffs, of which he served as president. He was also president of the Building & Loan Association, of the Real Estate & Improvement Co., of the Inter-State Realty Co., and of the Pottawattamie County Abstract Co. He also served as director of the Kretchmor Manufacturing Co, treasurer of the Omaha and Council Bluffs Railway and Bridge Co., vice-president of the York & Hill Realty Co. of Denver, Colorado, and was connected with various other financial institutions. Hart married Clara Bebbington in 1889.

Ohio Knox – 156 Park Avenue

Ohio Knox was born in Ohio. He served for four years in the Union Army during the Civil War as a member of the 17th Ohio Volunteer Infantry. After the war ended, he migrated west to Iowa, where he settled in Macedonia in Pottawattamie County. He started a business that sold supplies and equipment to farmers and to people who were headed west in wagon trains. After the construction of the railroads there was less need for businesses that outfitted people traveling by wagon, and Knox moved to Council Bluffs where he opened a business in 1888, which bought, sold, and managed real estate. The family originally lived on Avenue G before they built the house at 156 Park Avenue in 1894-95. Son, Painter Knox, joined his father's firm in 1898, with Ohio Knox affiliated with the business until his death in 1919. Both Ohio and Painter Knox were charter members of the Board of Realtors, which was organized in 1912. The firm began under Ohio Knox's name and was located in the Shugart Block for many years. When Painter joined the firm, it became known as Knox & Co, which it remains to the present day. Painter's son, William Knox joined the company in 1928, with William's son, Robert, joining in 1965. Today the firm is located on Kanessville Blvd. Knox & Company also managed Fairview Cemetery until the city assumed ownership in 1974. The firm represents the oldest family-run business and oldest real estate firm in Council Bluffs (Bridge et al. 2002:57; Meldrum and McGinn 2004).

Winfield Scott Mayne - 223 Park Avenue and 400 Glen Avenue

The Winfield Scott Mayne family arrived in Council Bluffs in 1876 where they came to reside at 223 Park Avenue in the district. Winfield S. Mayne was a partner in the well-known law firm of Mayne & Hazelton in Council Bluffs. Mayne had been born in Ohio in 1833, with his family moving to Ottumwa, Iowa, in 1848, but soon relocating to Keosauqua, Iowa, where Winfield received his early education. He studied at Iowa Wesleyan University in Mt. Pleasant where he graduated in 1856. He then studied law in Des Moines and became a member of the bar in 1858. He practiced first in Keosauqua and Red Oak before settling in Council Bluffs where he was a member of Mayne & Hazelton until 1898 when he was appointed "referee in bankruptcy" by the government. He married Ruth Ellen Mangum in 1862 and they had five children, one of whom, daughter Ruth, married William S. Rigdon, an implement merchant in Council Bluffs, with the couple later living at 223 Park Avenue (Field and Reed 1907:825-6). One of the sons, George Herbert Mayne, practiced law at his father's firm for a time. Another son, Joel Harlan Mayne, became assistant city engineer of Council Bluffs and later the Pottawattamie County surveyor, first through appointment and then by election. Joel Harlan Mayne and his family lived at 400 Glen Avenue in the district, with his attorney son, George H. Mayne II, continuing to live at 400 Glen Avenue through at least 1940 (Iowa Press Association 1940).

Joseph Rae Reed - 407 Glen Avenue

Joseph Rae Reed was born in Ashland County, Ohio on March 12, 1835. As a young man, Reed studied at Hayesville Academy in Ohio then at the law firm Dodge & Boyle in Adel, Iowa. He was admitted to the Iowa bar in 1859. He practiced law in Adel until the Civil War when he was commissioned a first lieutenant with the Second Iowa Battery of Light Artillery, and later became a captain and commanded the battery. In 1865, after his service in the Union army, he returned to Adel to practice law. By 1866, at the age of only 31, Reed was elected as a state senator for two years. In 1869, he moved to Council

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Bluffs, where he practiced law for a year with Montgomery, Reed & James, but Montgomery soon left the practice, leaving it as Reed & James. Reed was appointed as the judge of the third judicial district in 1872, where he stayed until 1884, when he was elected to the Supreme Court of Iowa. After his five years on the Iowa Supreme Court bench he was elected to the U.S. Congress, and then in 1891 was appointed Chief Justice of the Court of Private Land Claims by President Harrison. In 1893-1894 Judge Reed was the president of the U.S. Masonic Benevolent Association. After his retirement from the post as Chief Justice of the Court of Private Land Claims, around 1900, Reed once again resumed the private practice of law in Council Bluffs. In 1901, he was elected president of the Commercial Bank in Council Bluffs (Field and Reed 1907). It is also notable that Reed, along with Homer H. Field, compiled the 1907 *History of Pottawattamie County, Iowa* (ibid.).

Harry A. Searle, Jr., and KOIL radio – 600 Huntington Avenue and 331 Park Avenue

In 1925, Harry A. Searle, Jr., owner of Mona Motor Oil (a local manufacturer), built his KOIL radio station's "Hilltop Studio" and towers at the southeast corner of the district, just outside the entrance to Fairmount Park. This location took advantage of the high elevation to maximize the station's broadcasting signal. Reportedly, this was the first building in the nation built expressly as a radio station. It is located at 600 Huntington and is now a private residence. Searle, himself, purchased an older house just down the hill from the station in 1930 at 331 Park Avenue and expanded and remodeled it in the Colonial Revival style. "The Mighty 1290" and "The Rock of the Midwest," signed on the air July 10, 1925. Originally owned by the Mona Motor Oil Company, the "OIL" in "KOIL" was therefore a marketing tie-in. Its twin towers were located high on a bluff known as "KOIL Point" in Fairmont Park. Known as "The Radio Station on the Hill," KOIL was the second station licensed in the Omaha/Council Bluffs area. KOIL was the first ABC affiliate west of the Mississippi River and the second NBC affiliate west of the Mississippi River. It is believed that over 100 people worked for KOIL at its peak in Council Bluffs. Mona Motor Oil began faltering during the Great Depression and was forced to suspend its radio operation. Soon after, KOIL became part of the Central States Broadcasting group, headquartered out of Lincoln, Nebraska. In the summer of 1937, KOIL moved all programming across the Missouri River, into Omaha.

Judge Samuel B. Snyder - 315 Glen Avenue

Samuel Bruce Snyder was born in Slippery Rock, Pennsylvania, on January 30, 1854. He attended Grove City College in Mercer County, Pennsylvania, until 1878 when he left college to study law in Butler, Pennsylvania (Field and Reed 1907). Snyder came to Council Bluffs in 1887, where he served as City Attorney, Superior Court Judge, and Municipal Court Judge. He also established the first Juvenile Court in Iowa (Meldrum and McGinn 2004). His home was located at 315 Glen Avenue in the district.

Lysander W. Tulleys – 151 Park Avenue

Lysander Wayland Tulleys, a private businessman in real estate, loans, and investments, and family occupied the home at 151 Park Avenue from 1877 through 1930 and was responsible for its construction. Tulleys was born in Frankfort, Ohio and educated at Antioch College in Yellow Springs, Ohio and Union College in Schenectady, New York. By 1864, Tulleys had become a colonel in the U.S. Army, in command of Ohio troops. Soon after the war, Tulleys studied law in Ann Arbor, Michigan and in Cleveland, Ohio. He then moved to Champaign, Illinois, where he began a law practice and agricultural loan service. The Tulleys family moved to Iowa in 1874 and finally to Council Bluffs in 1875. Tulleys organized Burnham-Tulleys, an agricultural loan business, which soon had branches in Sioux City, Iowa and Hastings, Nebraska. By 1897, the Tulleys, Waters, & Wadsworth Company had expanded into real estate. Lysander Tulleys died in 1928, but his widow, Sarah, continued to occupy the home until 1929 or 1930 (Field and Reed 1907; Meldrum and McGinn 2004).

Other notables in the district included various business managers, company officers, and owners for such businesses and

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associations as: Beno and Company, C.A. Beebe & Co., Beebe & Runyan Furniture Co., Council Bluffs Box & Basket Company, Council Bluffs Grape Growers Association, Devol Hardware Company, Groneweg & Schoentgen, Kontinental Kompond Company, Nebraska Telephone Company, New Nonpareil Company, E.M. Peet Manufacturing Company, Scofield-Cavin Grocery Store, Shugart & Ouren Seed Company, and Swanson Music Company City officials in the district included a judge, city auditor, a foreman for the city water works, and Justice of the Peace. Other professionals included several traveling and city salesmen, real estate and insurance agents, furniture makers and sellers, several cashiers and bank tellers, jewelers, tailors, druggists, grocers, carpenters and contractors. The various railroads in the city also employed a number of the district's residents as depot agents, engineers, cashiers, and conductors.

In addition to the previously noted Clara Bebbington Hart and Ellen O'Donnell, other notable women in the district employed outside the home included: teachers, dressmakers, bookkeepers, store clerks, stenographers, a journalist, photo "re-toucher," nurses, packers in the Woodward candy factory, department store "saleslady," telephone operator, and cashiers. Women also worked inside their homes. Especially before the turn of the century, women were most often listed in the census as "keeping home" or as "domestic servants." At least half the women listed in the census records in the late nineteenth century were listed with these occupations or with no occupation at all. There were also a large number of women who continued to occupy their homes for at least a few years after their husbands had died.

Real Estate Developers/Dealers Involved in the Park/Glen Avenues Development

In addition to the above-noted E.E. Hart, professional real estate developers and dealers involved in the development of the Park/Glen avenues neighborhood included Harry G. McGee and Charles T. Officer. Harry G. McGee was prominent in the real estate and loan business of Council Bluffs in the late nineteenth and early twentieth centuries. It was noted in 1907 that he had "contributed in large measure to the substantial upbuilding and improvement of the city" (Field and Reed 1907:754-5). McGee was born in Virginia in 1858, and migrated with his family to Council Bluffs in 1874 after living in Pittsburgh, Pennsylvania for eight years. Harry McGee started out as a clerk and a salesman for a hardware store for five years and was the proprietor of his own store for around five years. McGee married Margaret Green in 1893, and they had three children. It was noted of McGee that:

he carried on business under the firm name of Cooper & McGee and thus continued until 1887, when he began dealing in real estate, opening an office for this purpose.... Although he conducts a general real estate business, he devotes his attention principally to the platting and improving of residence property and has platted several of the finest residence additions to the city, including Morningside, the most beautiful and attractive suburb, the location of some of the finest homes in Council Bluffs (ibid.).

McGee retired from the real estate business in 1940. At the time of his retirement he noted that when he first arrived in Council Bluffs, Nathan P. Dodge, J.P. and J.N. Casady, Horace Everett, Col. Addison Cochrane, and J.W. Squire were prominent in real estate. He further noted that the city's residential development boomed in 1886-1887 after the completion of the Douglas Street bridge and the extension of streetcar lines throughout the city. This boom continued until 1893 when times got tough (likely the result of the nationwide economic panic of that year) and residential development fell off. He noted that "speculation finally relieved the suffering business, [giving] realtors new life" by the turn of the century. McGee's business survived these fluctuations, and in 1929 he incorporated with two other men to form the H.G. McGee Real Estate Company. During his career, McGee platted a number of additions to the city including that above-noted Morningside Addition as well as Lincoln Acres, Sunnyside Addition, and the McGee Addition.⁸ McGee died at the age of 87 nearly six years after his retirement. By that time, he was living in New Mexico.⁹ McGee was associated with a number of lots in the Park/Glen avenues

⁸ "McGee Quits as Realtor in City," *Nonpareil*, April 24, 1940.

⁹ "Stroke Fatal to H.G. McGee, 87," *Nonpareil*, February 19, 1946.

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historic district and may have sold the lots as land investments rather than actually building houses first and then selling them.

Charles T. Officer was also associated with lots sales and platting in the Park/Glen neighborhood. He had his own firm on Broadway dealing in real estate, loans, rentals and insurance. He was the son of Thomas and Elizabeth M. (Pusey) Officer and was born while the family was in Illinois. Charles was only two years old when his parents settled in Council Bluffs in 1856. He attended college in Pennsylvania but returned upon his graduation in 1878 to Council Bluffs where began working as a teller in his father and uncle's bank. In 1900 when this bank dissolved, Charles Officer started his own real estate firm, developing a successful business with a wide clientele. In 1882, he married Margaret Boyle, and the couple became prominent in the business and social circles of Council Bluffs (Field and Reed 1907:655-6; Lewis Publishing 1891:495-6).

Architectural Significance

The boom construction period for the majority of properties in the district was 1880 to 1930, with the vast majority of houses added during that period. The earliest extant house dates from 1857, with only eleven extant houses built between 1857 and 1872.

The houses were influenced by architectural styles and house forms that were popular during that generally prosperous period and reflect the prosperity and business and social standing of their builders and residents. Foursquare, Bungalow/Craftsman, and gabled and hipped cottages with various stylistic details, Queen Anne, and Colonial Revival buildings predominate in this neighborhood. While most of the houses are comparatively modest in scale, there are a notable number of large, impressive homes scattered throughout this neighborhood that anchor the neighborhood and help define it as a historic district. Most of these stylish, expensive homes were probably architect designed and built by and for prominent individuals in the community. As a whole, the district reflects the early settlement and later boom development of this neighborhood, where prominent businessmen and professionals in the community could literally walk to work because the district abuts the earliest commercial area in the city of Council Bluffs. The architectural styles and types reflect the popular styles of the day as well as the individual tastes of the builders and occupants of these properties. The district is well preserved, with siding replacement and some porch and window alterations the most common modifications. The district's bowl-like setting bordered by steep bluffs on the east, west and south sides, and its direct connection to Fairmount Park, which anchors the south end of the district, still present a strong sense of time and place, with the district still able to convey a picture of this neighborhood at the height of its development and prominence.

Most of the dwellings in the district are wood frame, but the solid character of brick construction is also represented particularly on the oldest homes. Among the earlier brick homes is the Thomas Hart Benton, Jr. House built in 1857 and possibly the oldest extant house in the district. There are no stone houses, and stone is not much used in foundation material, with brick the foundation material most often mentioned in the Assessor's records. However, this may reflect brick being used as an above-ground facing for foundations that may actually be built of stone, tile block, or concrete. Where stone is used, neighborhood residents favored the highly decorative, pink Sioux Quartzite, no doubt hauled in by the railroads from points northwest and northeast of Lyon County in the northwest corner of the state. This type of stone was, and still is, used for ballast by the railroads in western Iowa. However, its use in this district does not match the use seen in the Lincoln/Fairview Historic District, which is located on the steep hillside due north of Park/Glen. Limestone slabs are more frequently used for retaining wall material where stone is used.

Architects and Builders of the Park/Glen Avenues Historic District

A number of the larger homes in the district were designed by architects, including local Council Bluffs firms. Others were built by real estate developers and local contractor/builders, who all had an impact on the look and feel of this historic neighborhood. The known architects of the district are as follows:

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Perley Hale - 151 Park Avenue

According to the National Register nomination for the Tulleys House at 151 Park Avenue, this house was designed by Chicago architect, "P.E. Hale." However, the well-known Chicago architect, Perley Hale, is not generally referred to by initials, nor do census or city directory listings for Perley Hale even record a middle initial. Wesley Shank, in his Iowa's Historic Architects book lists "Perley Hale, Jr." as an architect in Burlington, Iowa in 1874-75 and again from around 1882 to 1884, with Hale practicing in Chicago between these periods (Shank 1999:73). However, the 1880 U.S. Census listed "P. Hale," architect, and his wife "M.L." in Burlington, Iowa, with no children yet in the household. By the 1900 U.S. Census, "Perley Hale," his wife, Mary,¹⁰ and their three children, Nellie, Perley D., and Mamie, were living in Chicago where Perley Hale was listed as an architect and his 17-year-old son as a draftsman. According to Shank, Hale designed the non-extant Des Moines County Courthouse in Burlington. Other sources referencing the Tulleys House history state that Lysander Tulleys commissioned "Chicago architect P.E. Hale" to design his Park Avenue house (e.g., Gebhard and Mansheim 1993:467). It is not entirely certain where the middle initial was derived for the National Register nomination unless there are original blueprints with those initials.

John C. and Winfield S. Woodward - 303 Park Avenue

These local architects designed the house at 303 Park Avenue in 1901 for Helen I. Sprink, a local milliner. She and her brother, John F. Sprink, a salesman lived at this house into the 1910s. Winfield Woodward was listed in the 1900 U.S. Population Census for Council Bluffs as an architect. He was then 30 years old. The 1893-95 city directories listed the architectural firm of John C. and Winfield Woodward at a location on West Broadway. The firm had moved into the Everett Block by the time of the 1897-98 through the 1900-02 city directories. The 1920 U.S. Population census indicated that John C. Woodward was still working as an architect in Council Bluffs. He was then 55 years of age. Winfield Woodward was not listed in the 1910 or subsequent population censuses for Council Bluffs. There are no listings for either John C. or Winfield Woodward in Wesley Shank's *Iowa's Historic Architects* (1999).

J. Chris Jensen and G. Bernard Larson - 507 Glen Avenue (Glendale Pumping Station)

Jocheis Chris Jensen was born in Nestved, Denmark, in 1873. He immigrated to Council Bluffs with his parents and was educated at Council Bluffs High School. He married Sadie Christensen in 1893, and the couple had nine children. Jensen learned his craft by working for Charles Driscoll in Omaha, Nebraska, in 1894-95, and then as an architect and draftsman in San Jose, California, from 1895 to 1900, when he returned to Council Bluffs to practice on his own (Iowa Press Association 1940:1040). His architectural and contracting firm became known as Jensen Bros. Co. and was located at 315 W. Broadway. In 1918, he was listed as president of the firm. In 1923, he joined the Iowa Chapter of the American Institute of Architects and was registered by exemption in 1927. Jensen was also in partnership with G. Bernard Larson, who took over the practice after Jensen died in the mid 1940s. It has been noted that "Jensen served as a member of the State Board of Architectural Examiners, at times holding office, from 1935, or possibly earlier, until his death" (Shank 1999:87). Known works of Jensen's in Council Bluffs include: Jennie Edmundson Hospital built in 1907; Kontinental Kompound Company Building constructed c.1911; Jefferson High School built in 1920-22; Council Bluffs YMCA Building pool and gymnasium addition built in 1931; Chevra B'nai Yisroel Synagogue built in 1931; City Hall built in 1938; and his own home at 520 Oakland Avenue built c.1910 in the Lincoln/Fairview Historic District (Bridge et al. 2002:8; Rogers 2007; Shank 1999:87). Some of Jensen's impact on the Park/ Glen Avenues district appears to have been through family associations, specifically his brother Peter, whose home at 137 Glen Avenue, Jensen may have designed, and with his son, Franklin, who lived at 407 Glen where J. Chris Jensen died in 1946. Jensen also owned property in the district, suggesting that he could have had a hand in designing other homes in this district yet to be identified. It is known that he designed the Glendale Pumping Station along with his partner G.

¹⁰ The 1910 U.S. Census for Chicago did confirm that Mary Perley's middle initial was "L."

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Bernard Larson in 1915. Jensen may have come by this commission through his service on the Council Bluffs Water Works Board.

The known local contractor/builders who impacted the district included: Jens C. Andersen (150 Glen Avenue), Herbert Anderson (128 Glen Avenue), Nels P. Anderson (128 Glen Avenue), and O.P. Wickham Brothers (151 Park Avenue).

Table 2 presents a summary of the history of each property compiled from a number of sources. These sources included: the property abstracts for all properties for which abstracts could be obtained for review by Mary Lou McGinn, Kathleen Meldrum, Linda Ring, Sharon Babbitt, and various property owners; the real estate and town lot transfer records at the Pottawattamie County Auditor's Office, Council Bluffs, Iowa, and accessed online through the Assessor's website at <http://www.pottco.org/>; the Sanborn fire insurance maps for Council Bluffs dating from 1885, 1891, 1896, 1928, and 1928 (updated to 1962); the Council Bluffs city directories from 1869, 1870, 1876, 1880-82, 1887, 1889, 1892, 1893-94, 1895-96, 1897-98, 1899-1900, 1901-02, 1902-03, 1904-05, 1906-07, and 1913-35 as available at the State Historical Society of Iowa, Iowa City and accessed at www.ancestry.com; the U.S. Population Census records for Council Bluffs from 1870-1880 and 1900-1930 accessed at www.ancestry.com; the Iowa State Population Census records for Council Bluffs from 1885, 1895, 1905, 1915 and 1925 accessed at www.ancestry.com; the Iowa Site Inventory forms at the State Historical Society of Iowa, Des Moines; the Pottawattamie County and Council Bluffs historical and biographical accounts available at the State Historical Society of Iowa, Iowa City, the Council Bluffs Public Library, and through online resources such as the Pottawattamie County Iowa GenWeb Project accessed at <http://iagenweb.org/pottawattamie/>, 2008-09; and historical photographs and oral history from property owners and local informants.

Acknowledgments

This nomination is being put forward to recognize the historical and architectural significance of this notable residential neighborhood in Council Bluffs, Iowa. The project was spearheaded by the Council Bluffs Historic Preservation Alliance (CBHPA) and the City of Council Bluffs through the Community Development Department. Council Bluffs resident, Mary Lou McGinn, conducted the bulk of the local research on individual buildings. She was assisted in this effort by Sharon Babbitt, Fran Beck, Elizabeth Doyle, Kathleen Meldrum, Linda Ring, and Nate Watson. Contract and financial administration for this project was handled by Jill Struyk for the CBHPA. Many of the property owners within the district contributed historic photographs and oral history to the research and made their property abstracts available for study. The nomination was recommended as a result of an intensive survey and evaluation of the district completed by Jan Olive Nash, Ph.D., of Tallgrass Historians L.C. of Iowa City for the CBHPA and the City of Council Bluffs. Tallgrass Historians L.C. staff members, who contributed to this study, included: Jennifer Price, Ph.D., Hesper Meidlinger, and Eric Lana. The current nomination was authored by Leah D. Rogers of Tallgrass Historians L.C.

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Table 2. Historical summaries of properties in Park/Glen Avenues Historic District

Property Address	Year Built (A = estimate from Assessor's record) (O = information from other sources)	Summary of Property History
524 Huntington Ave.	1960 (A)	There is currently a single family house, built c.1960. It was not present at the time of the 1928 fire insurance map when this property was a vacant lot. The extant house was present by the time of the updated 1962 fire insurance map; therefore, the c.1960 estimated date of construction by the Assessor is probably close to the actual date.
600 Huntington Ave.	1900 (A) 1925 (O)	This building was built in 1925 for the studios of the newly-established KOIL radio station. It is situated on a high hilltop overlooking Council Bluffs, with the location selected to better receive and transmit radio signals. It was built by the Mona Motor Oil Company, which was owned by the Searle family. While Harry Searle was president, he oversaw the change from the original Monarch Manufacturing Company (established in 1895) to the new Mona Motor Oil to capitalize on the growing automobile industry. The company became interested in the new medium of radio as a means to further the company's progressive image and advertise their products. The two-story stucco and brick building at 600 Huntington housed the station's studios on the second floor and a caretaker's residence on the first floor. Two 165-foot towers were positioned nearby and 300 feet apart [the towers are non-extant]. It served as the KOIL radio station until the 1930s when the studio was moved to Omaha. The building is believed to be the first radio station building built in the nation for that specific purpose. The station signed on the air July 10, 1925. KOIL was the first ABC affiliate west of the Mississippi River and the second NBC affiliate west of the Mississippi River, and was believed to have had at least 100 employees at one time. In 1937, KOIL moved across the Missouri River to Omaha, Nebraska. The property abstract indicates that H.A. Searle acquired the lot in 1923 and he transferred it to Mona Motor Oil Co. in 1927. It was then transferred to Central States Broadcasting Co. in 1935. It was sold to John M. Henry in 1938 ending its association with the broadcasting industry. It then became a private residence. Subsequent owners included: Cecelia and David Kaplan (1941-43), Leroy and Catherine Bogardus (1943-76), Duane and Gwendolyn Bogardus (1976-91), Gwendolyn Bogardus (1991-2004), and Rita and Scott Benson (2004-present). The conversion to the current five apartments may have occurred during the Bogardus family's tenure. The building is certainly historically significant for its association with the KOIL radio station's early history and as potentially one of the first buildings constructed expressly for the purpose of being a radio station in the nation. According to an August 14, 1925 <i>Rock Valley Bee</i> newspaper article, the station building was also designed "to aid broadcasting by acting as an insulator," further adding to its significance if indeed it was the first radio station built in the United States.
209 W. Pierce St.	1985 (A)	A house was constructed on the property in 1985. The lot may have been owned by the same family since 1925, when Elder E. Bogle first lived at a house then at this address.
301 W. Pierce St.	1977 (A)	At one time the Salem Evangelical Church was at this site but is no longer extant. The current modern commercial building was constructed in the late 1970s and now houses the "Spec Shoppe" and "Edward Jones" businesses.
SW of Park Ave.	1941-42 (O)	Glendale Reservoir is located southwest of the south end of Park Ave. in the district. It is also situated at the north end of Fairmount Park. The reservoir still functions as a city water reservoir. It was built in the early 1940s to replace the original open-water reservoir.
101 Glen Ave.	1900 (A) c.1910 (O)	Captain Louis E. Renard was born in France and was a chef. He and his family lived in the house on Glen Ave. beginning around 1910 when they were listed at this address in the city directories and census. [There was no listing for this address in the 1905 Iowa State Census or in the 1907 city directory.] At the time Renard lived on Glen Ave., he was listed as working for the Nebraska Telephone Company and was nearing retirement age having been born in

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		<p>1850. Louis Renard likely died in 1925, but Mary C. Renard continued to live in the house through at least 1935 according to city directories. The lot transfers indicate that Mary C. "Renord" acquired the property via Warranty Deed in 1910. There was a drop in the chain-of-title between this transaction and the next one in 1937, which showed Alice M. Dick acquiring the property via deed from Martha Hansen et al. Mary Captolia (Hoy) Renard was Louis Renard's wife. They married in 1891. Renard's 1907 biography noted at that time, he and his wife were living at 6th Ave. and 6th St., where they ran a private upscale boarding house that compared to the most expensive hotels in the city (Field and Reed 1907). In the city directory listings, there were often others listed at this address living with the Renards including: Earl Allen (1913-17), L.W. Schneider (1922-24), Joe Meyers (1929-30), and David Dennis (1934). It would appear that the Renards continued to take in boarders even at their new residence. In fact, the 1910 U.S. Census listed the Renard household at 101 Glen Ave. as including a niece, two "boarders" and three "lodgers," while the 1920 U.S. Census showed four "lodgers" in the Renard household. Louis Renard was listed as a collector for the telephone company in 1910, but had become an "advertising man" for the company by 1920 at age 68.</p>
<p>107 Glen Ave.</p>	<p>1900 (A) c.1910 (O)</p>	<p>There was no listing for this address in the 1905 Iowa State Census; however, Millard Greise was listed in the city directories at this address in 1910. From 1911 through 1913, John T. Mulqueen, the manager of S.T. McAtee, occupied the house. Mrs. S.J. Cowles occupied the home from 1914 through 1922-23. Herbert Verner Battey occupied the house from 1923-24 through 1934. Battey was a clerk of the district court of Pottawattamie County. He was married to Lena Hetterman, and they had six children: Carl, George, Percy, Lena, Bessie and Herbert (Field and Reed 1907). The house was listed as vacant in 1935. The property abstract shows that of the above occupants listed for this address, only Cowles and Battey were owner/occupants. Specifically, Percy B. Battey acquired the property via Warranty Deed from Sarah J. Cowles in 1923. The next transaction shows Herbert Verner Battey transferring title in 1936 to Lena Betterman Battey, who in turn quit claimed it to George E. Battey in 1940. George Battey then sold it via Warranty Deed to Paul Harding in 1943. The Harding family retained possession until 1981. Prior to the Batteys, the abstract shows Walter W. Cowles purchasing the property via Warranty Deed from Elizabeth Platner, widow, in 1913. Platner had owned the lot since 1876. Cowles, unmarried, transferred the property to Sarah J. Cowles in 1916, who then sold it to Percy Battey in 1923. Given the style of the house, an early 20th century date of construction is most plausible and since the 1905 census did not list this address but the 1910 city directory did, a c.1910 date of construction is postulated.</p>
<p>111 Glen Ave.</p>	<p>1900 (A) c.1909 (O)</p>	<p>The Clay B. Platner family was first listed at this address in the 1909 city directory. [There was no listing for this address in the 1905 Iowa State Census or in the 1900 U.S. Census, when Clay B. Platner and family were renting 401 Glen Ave. In 1905 they were living at 117 Glen Ave.] Platner was a salesman for Groneweg & Schoentgen in Council Bluffs. The 1910 U.S. Census lists the Platners at 111 Glen Ave. as the owners. By the 1920 census, Clay B. Platner was a 60-year-old widower rooming in a property in Omaha, Nebraska. The 1919 city directory listed Albert C. Bullock, a traveling wholesale grocery salesman, at this address. Bullock lived here through at least 1935. The 1920 U.S. Census lists Bullock, his wife, Lillian, and their two children, a daughter-in-law and two lodgers at this address. The Bullocks were listed as owners. According to the lot transfers, this property was owned first by Ira Platner and then by Elizabeth Platner since at least the 1870s. Elizabeth owned it until 1918, when it was sold to A.C. Bullock (see also 107 Glen for additional property that the Platners owned). Albert Bullock quit claimed the deed to his wife in 1927, with the Bullock estate conveying it via probate deed to Floyd and Lorraine Bogle in 1961. This history suggests that the extant house was built c.1909 for Clay B. Platner, with the style of the house consistent with a c.1909 date of construction.</p>

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112 Glen Ave.	1910 (A) c.1905 (O)	The 1896 fire insurance map did show a house on this lot with a 112 Glen Ave. address; however, that house was a different building and was set back farther on the lot than the extant house. The 112 Glen Ave. address appears to be first represented in the 1905 Iowa State Census listings when Hubert, Mary, and Mary L. Tinley were residing at this address. [The Tinleys had been living on Avenue G in 1900 U.S. Population Census and were living on 9th St. in 1901-02 according to the city directories.] The property abstract indicates that in 1905, this property was sold by W. H. Robinson, Jr. to Lizzie B. Smith. Then it was sold by George L. Smith, et al. to A.K. Giese in 1918. Robinson had owned the property for four years having acquired it in 1901 from Hiram S. Jordan. Prior to that there were a series of Quit Claim, Warranty, and Referee's deeds between 1899 and 1900 including transactions involving Hiram Jordan. Therefore, the 1905 occupancy by the Tinleys would have been as renters. The 1913 city directory listed T.J. Dunigan at 112 Glen Ave., with various others occupying the house until 1920 when A.K. Giese occupied the house until 1925. Fred A. Karges, a real estate agent, then occupied the house until 1935. These data, coupled with the style of the extant house, suggest a c.1905 date of construction, with the house probably built by Lizzie B. Smith as a rental property. [According to the 1900 and 1910 U.S. Population Censuses, Lizzie B. and George L. Smith (a saloonkeeper) lived at 519 Mynster St.]
114 Glen Ave.	bet. 1928 and 1962 (O)	This house is to the rear of the dwelling at 112 Glen Ave. The rear dwelling was not present at this location in 1928 when two small garages were shown at this location on the fire insurance map. This dwelling is either an older building moved to this location after 1928 or is a post-1928 addition to the district. It was at this location by the time of the updated 1962 fire insurance map.
116 Glen Ave.	c.1910 (A) 1920s (moved here)	This house shares the same lot as 120 Glen Ave. and its history is tied up with that property. While it currently has a separate mailing address, this house is not listed separately from 120 Glen Ave. in the Assessor's record. It is simply listed as "Residence 2 of 2." The style of the house shows Queen Anne influence suggesting a house built in the 1880s-early 1900s, but the foundation is built of tile blocks suggesting a 1920s date for the foundation. Either the foundation was rebuilt at a later date, or this is an older house that was moved to this lot in the 1920. It was represented at this location on the 1928 fire insurance map with an address of 116 Glen Ave. and on the updated 1962 fire insurance map as 114/116 Glen Ave. No listing for either address could be found in the 1900 or 1910 U.S. Censuses or in the 1905 Iowa State Census. At present, a 1920s date is postulated for the move of this older house to this location.
117 Glen Ave.	1900 (A) c.1905 (O)	At the time of the 1905 Iowa State Census, the Clay B. Platner family was then living at this address. [They had moved to 111 Glen Ave. by 1909.] By 1907, the city directory listed Frederick B. Warner, a bookkeeper at John G. Woodward & Company in Council Bluffs, at 117 Glen Ave. Warner lived at the address until at least 1935. The lot transfers show that part of this property, like that for 107 and 111 Glen Ave. was owned by Ira and then Elizabeth S. Platner by at least the 1870s. F.W. Warner acquired the property from F.W. Houghton in 1919, with the Warner family retaining possession until 1940 when it was transferred to Rudolph H. Miller. It is not clear when Houghton acquired ownership, although a transaction in 1891 involved Geneva M. Houghton. Unless the earlier census and directory information was associated with an older home on this lot, the extant house appears to have been built by 1905 when the Platner family was in residence. Platner was a salesman for Groneweg & Schoentgen in Council Bluffs. He and his wife, Caroline, and their family had previously lived at 401 Glen as renters (c.1899-1900) and later at 111 Glen as owners (by 1909). It may be that this house was built by the Platner family (Elizabeth S.) as an investment and that Clay lived at these various properties as a tenant.
120 Glen Ave.	1910 (A) c.1896 (O)	The 1900 U.S. Population Census listed this address as the residence of lawyer Bradbury Haight, his daughter Laura, mother-in-law Madora E. Snow, and a niece and nephew Madora

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		<p>and Thomas Hines. Haight was listed as a renter. The 1905 Iowa State Census listed Henry and Matilda Sperling at this address, with Fred Aldrich, a furniture maker or salesman, listed here in the 1910 city directory. The 1910 U.S. Population Census actually listed two households of the Aldrich family at the 120 Glen Ave. address, with Fred Aldrich and Lauren Aldrich listed as heads of each household. Fred and his wife had a daughter and two sons, while Lauren and his wife had two daughters and an aunt in their household. At the time, Fred was 38 years old, while Lauren was 55. Both households were listed as renters. The 1912 through 1918 city directories listed Deziah Whistler, the widow of Levi Whistler, and then Margaret Whistler as occupants of the house. Beginning in 1920, C.W. Bird lived at this address. Bird is not listed as the occupant in the 1925 or 1927 city directories, but is listed at the address in 1924, 1926, and 1928. Various others were listed at the address through 1935 including Edward D. Hecox who was listed at the address from 1929 through 1931 and again in 1933. According to the lot transfers, this property was owned by Elizabeth A. Spooner, a widow, from 1896 to 1909 when she sold it to Cynthia A. Woolsey. It was then sold by Woolsey to C.W. & Regina Bird in 1918. The Birds appear to have lost the property via a Sheriff's Deed and the Home Owners Loan Corporation by 1940. The next owner was Herbert Andersen in 1942. The history of this property is tied to that of 116 Glen Ave., with both sharing the same parcel. 120 Glen Ave. sits at the front of the lot, with 116 to the rear. Based on the census and directory data and the lot transfers, it would appear that Elizabeth Spooner had this house built as a rental property, with Cynthia Woolsey continuing to use it as a rental property until it was sold to the Birds, who actually took up residence as the owners. The style of the house is consistent with a c.1896 date of construction.</p>
<p>127 Glen Ave.</p>	<p>1900 (A) c.1889 (O)</p>	<p>The house was first listed in city directories in 1889, when Kate Riley, a dressmaker, was listed at this address. Riley was the head-of-household for 127 Glen in the 1900 U.S. Population Census, with her household consisting of herself, a servant and a lodger. Riley was an Irish immigrant, who made her living in Council Bluffs as a dressmaker and landlord. The 1900 census listed her as the owner of this property. Riley was listed at this address in the 1910 city directory, but by 1911, John F. McAneney, the city auditor, was listed at the address. McAneney and his wife Jeanna M. lived at the house through 1929, when John McAneney likely died. From 1929 through at least 1935, Jeanne McAneney continued to live at the address according to the city directories. The original Queen Anne style of the house is consistent with a c.1889 date of construction.</p>
<p>128 Glen Ave.</p>	<p>1945 (A) c.1928 (O)</p>	<p>Four dwellings on this parcel were built as part of the "Anderson Court" development by 1928. These four dwellings are built two to a lot and were built as single-family rental units, which they remain to the present day. The lot transfers for this parcel show that Nels P. Anderson first acquired the property in 1924 and transferred it via Warranty Deed to Herbert V. Anderson in 1925. In 1928, Nels Anderson acquired a half-interest in the property, with Nels quit claiming this interest back to Herbert in 1931. Herbert and Gladys Anderson retained possession until Herbert's death in 1962, with his heirs retaining possession into the early 1990s. It is known from the fire insurance maps that the Anderson Court development was built with all four units by 1928. It is possible that they were built in 1928 when Nels and Herbert had joint interest in the property, or that Herbert built these units in 1925 and then Nels later bought into the investment.</p>
<p>129 Glen Ave.</p>	<p>1900 (A) c.1889 (O)</p>	<p>The 1889 city directory listed Swan J. Swanson, a piano and organ tuner and owner of the Swanson Music Co. at 329 W. Broadway, and his wife, Cassandra E. Swanson at 129 Glen Ave. Cassandra was also listed in the city directories as co-owner of the Swanson Music Co. The Swansons remained at this address until 1899-1900 when the city directory indicated they were then living at 206 Park Ave. Swan Swanson was listed as living in Council Bluffs as early as the 1885 Iowa State Census, although addresses are not given in that census. The 1893-94 city directory listed Henry C. Scheidle, a clerk for B.M. Sargent, at this address. By</p>

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		<p>the 1900 U.S. Population Census, M.M. Parkinson and his wife, Mary, were renters at 129 Glen Ave. Parkinson was listed as a U.S. Revenue Collector. By the 1907 city directory, Wendell Leik, a janitor for the John Beno Company, was living at this address. From 1914 through 1922, Mathias Kuhl occupied the home. From 1922 through 1935, the house had a succession of short-term occupants, with real estate agent, Joseph Kuhl, the sole occupant living here in 1934-35. The property abstract was not examined for this property, so additional information is not currently available. It is suspected based on the city directory and state census information that the house was built by Swan Swanson c.1889, perhaps as early as 1885.</p>
<p>135 Glen Ave.</p>	<p>1900 (A) c.1892 (O)</p>	<p>Calvin and Angeline Beebe House. Sometime between 1889 and 1892, Calvin A. Beebe and family built this home. Calvin Beebe, of C.A. Beebe & Co., was a furniture dealer. He was born in Caldwell County, Missouri in 1836. Calvin Beebe died in 1903, but his widow, Angeline, still occupied the house until 1915 when her daughter, Geneva, and son-in-law, Fred K.W. Houghton, moved into the house. Houghton was a physician in Council Bluffs who trained at the College of Physicians and Surgeons in New York City from 1880 to 1883. In 1885 Houghton married Geneva May Beebe. The 1920 U.S. Census listed the Houghtons as owners and occupants of 135 Glen Ave. The Houghtons occupied the home until at least 1935. Calvin Beebe was among those who broke with Brigham Young at the Mormon's Winter Quarters in the 1850s. He started a furniture store at 201 W. Broadway in the 1860s. In 1880, his brother-in-law, Washington Runyan, joined the company. In 1891, the company, now known as Beebe & Runyan Furniture Company moved to Omaha. When Beebe died in 1903, his son, Walter, became president of the company. According to the property abstract, Calvin Beebe began acquiring the various parcels on which this house was eventually built between 1864 and 1879. Based on the city directory listings and the style of the house, it appears that the house was built between 1889 when it was not listed in the city directories and 1892 when it was listed with the Beebe family in residence.</p>
<p>136 Glen Ave.</p>	<p>1900 (A) 1891 (O)</p>	<p>Oscar and Anna Pfeifer House. According to city directories listings, the Pfeifer family (parents George and Mary and children Walter, Clara, George, Otto, and Oscar) lived on Glen Ave. "near the reservoir" by least 1869; however, the style of the extant house suggests a much later date of construction. The 1880 U.S. Census continued to list the Pfeifer family on "Glendale," and including Mary "Piffer," now a 42-year-old widow and her children. George Pfeifer was listed as the primary occupant in the 1889 directory; however, this would have to have been the son George, since the father had passed away by 1880. From 1895 through 1921, Oscar Pfeifer was listed as the primary occupant in the city directories. The current owners of 136 Glen Ave. have found transom hardware that dates to 1891 and it appears likely that the extant house was built in 1891 by Oscar Pfeifer replacing his parent's older home. The Queen Anne style of the extant home would be consistent with such a date. Oscar Pfeifer did acquire title to the property in 1891 and took out a \$2000 mortgage that same year. The mortgage was extended in 1896. Oscar Pfeifer was listed at various times working for different railroads in Council Bluffs and then for the city water works. In 1923, Anna M. Pfeiffer (Oscar's widow) was listed as the primary occupant along with George W. Strickland. The Pfeifer's name was variously spelled in the historical records including "Phifer," "Piffer", and "Pfeiffer." Oscar died in 1921, and his wife, Anna (or Ann) died in 1943. Their children were Carolyne (who was married to George Strickland) and Richard. Carolyne and George Strickland continued to live in this home into the early 1940s. In the 1950s, the house became "Pleasant Home," one of three convalescent centers in town. It has since been converted back to a single-family residence.</p>
<p>137 Glen Ave.</p>	<p>1900 (A) c.1906 (O)</p>	<p>Clarence Laubach, a superintendent for the Independent Telephone Company, was the first known occupant, listed here in 1906. [This address was not listed in the 1905 Iowa State Census.] L.R. Burton was listed at this address in the 1913-14 directories, with G.C. Munson</p>

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		<p>here in 1915. Peter Jensen lived at the address for several years, from 1917 through 1927. Jensen was a cigar manufacturer in 1920. According to newspaper articles, Peter Jensen and his wife, Mabel, were very memorable Council Bluffs citizens. Peter Jensen made cigars for 60 years, and Mabel was very active in the Omaha Symphony Orchestra. Also, Peter's brother J. Chris Jensen was a local architect who designed 773 buildings during his career. The brothers were both born in Denmark. After Jensen, several different people occupied the house for two year periods. By 1934-35, Uriah T. Henderson was in residence. Interestingly, while the city directories list others at this house from 1906-15 and Jensen in residence by 1917, the property abstract shows that Peter Jensen owned the property from 1905, when he bought it from William Beattie, until 1935 when it was transferred to Mabel Woodworth Jensen. The Jensen family retained possession until 1962 when it was transferred to Loretta Cavitt. Based on the style of the house, and the directory and abstract information, it is likely that the extant house was built c.1905-06 by Jensen, first as a rental property, and then later occupied as his own residence. It is speculation, but worth noting, that his architect brother, J. Chris Jensen, could have designed this small but stylish Neoclassical-influenced home. It is certainly consistent with known Jensen designs in the city. Peter Jensen died at his then-home at 121 Keeline Ave. in 1948.</p>
<p>143 Glen Ave.</p>	<p>1900 (A) c.1906 (O)</p>	<p>There was no listing for this address in the 1905 Iowa State Census. In 1907, the directories listed Stephen Goodman, a railroad conductor, at this address until 1918. Various people occupied the house from 1918 through at least 1935 including Christian Jensen, R.D. Keating, Mrs. Elsie Smith, Nick Lehner, Lena Vogt, Delbert W. Bylerly, and Ben V. Walter. The property abstract indicates that Hannah and Stephen Goodman acquired the property via Warranty Deed from Edith Mayne, widow of George, in 1906 for the sum of \$3950, which suggests that a house was already on this parcel by that time. The Maynes only owned the property for two years prior to the sale to the Goodmans and it may be that they built a house as an investment, with the Goodmans being the first occupants. Christian Jensen purchased the property from the Goodmans in 1918 and retained possession into the late 1940s.</p>
<p>144 Glen Ave.</p>	<p>1900 (A) c.1867 (O)</p>	<p>The 1870 U.S. Census lists the W. H. Millard family in the same neighborhood (no addresses given) as the George Pfifer family, who were known to have lived at this end of Glen Ave. (see 136 Glen Ave.) In 1870, W.H. Millard was a salesman for a wholesale grocer. The Millard household included his wife and their three children but also two domestic servants and two boarders. The 1889 city directory listed William H. Millard and family specifically at 144 Glen Ave. Millard had a grocery store on W. Broadway. They continued to be listed at this address in the 1890s city directories. "Wiloughby" Millard, his wife, Sybelle, and their three daughters: Lillie, Jennie, and Lucy were listed as living on "Glendale." According to the lot transfers for this property. S.W. Millard (i.e., Sybelle Millard) acquired this property in 1867 and retained possession until 1913 when it was conveyed to her daughter, Lucy B. Spooner, who had married George Fred Spooner, a teller then cashier at the First National Bank in Council Bluffs and who was living at 144 Glen Ave. from c.1897 until 1934 according to the city directories. In 1935, Lucy Spooner was listed as the sole occupant, likely as a widow. G. Fred and Lucy Spooner's son, George A. Spooner, later became an architect in Council Bluffs and Des Moines and married Gertrude Tinley. The Spooner family sold the property at 144 Glen to Herbert E. Anderson in 1957. Herb and Phyllis Jean Anderson lived at this house until 1972. Herb Anderson and his brother John owned and operated the Anderson Court development that his father and uncle had built at 128 Glen. The 1900 U.S. Census listing for 144 Glen shows George Spooner as head of a household, that included: wife, Lucy, and his in-laws, W.H. and Sybelle Millard, the Spooner's two children, and a servant. George Spooner is listed as the owner in the 1900 census. The eclectic style of the house makes it difficult to assign a specific date of construction. There are elements that would be consistent with a c.1897 date of construction; however, other elements suggest an</p>

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		older construction date. If this is the original Millard family home, then it could date from as early as 1867.
147 Glen Ave.	1900 (A) 1914 (O)	The first occupants of the house appear to have been the Frank J. Bender family, who were listed at this address from 1914 until 1918 in the city directories. [Frank was living with his parents, Phillip and Anna Bender in 1910 at 146 Park Ave. At the time, he was working as a traveling salesman and was 20 years old.] Various other occupants lived in the house up through 1935, including Nellie Hall from 1921 through 1932. The lot transfers for this property indicate that Luzerba Bebbington and her daughter, Clara Bebbington Hart, owned this property before 1908 when Hart quit-claimed it to George Gerner. [Bebbington and Hart were associated with other properties in the district and lived in other houses in this area.] George Gerner (Jr.?) lived at 171 Glen Ave. and was manager of the Jacquemin & Company jewelry business that had been founded by his father and grandfather; therefore, his association with this property was not as a resident. There was a drop in the chain-of-title between Gerner and S.M. Millard, widow, when she sold it to Anna Bender in 1913. [Millard lived at 144 Glen Ave.] Bender, a widow, transferred it to her son, Frank J. Bender, in 1914 (probably upon his marriage and completion of the house on this lot), with the Benders transferring it to Nellie Hall in 1919. Hall retained possession until 1944 when Fay and S.C. Butler acquired the property and lived here until their deaths in 1972.
148 Glen Ave.	1910 (A) c.1897 (O)	The 1897-98 city directory listed Herbert B. Hayden, the high school principal, as residing at 148 Glen Ave., with the 1900 U.S. Population Census listing Herbert and Jessie Hayden as renters of the house at this address. Hayden was the school superintendent by 1900. [Hayden was the high school principal in Marshalltown in 1896.] By the 1905 Iowa State Census, this address was being occupied by Guy and Gertrude Shepard, with the Shepards living on Fifth Ave. by the 1910 census. The 1910 census listed Daniel Jackson, his wife, Alta, and three boarders at 148 Glen. Jackson, a general practice physician, was listed as renting this property. The city directories listed Jackson at the 148 Glen Ave. address from 1910 through 1913, when he died, and his widow, Alta, became the sole occupant. From 1914 through 1926 several different people occupied the house, but from 1927 through at least 1935, Ray D. Keating, who worked in the furniture business, lived at this address.
150 Glen Ave.	1920 (A) c.1918 (O)	The 1892-1917 directories list Robert and Ella Willey at this address. Robert Willey was listed variously as a gardener, fruit grower, and farmer. The 1900 U.S. Population Census listed the Willeys as owners living at this address, with Robert listed as a "gardner." The property abstract indicates that the Willeys were in possession of this property from around 1869 until 1917 when it was sold to Nels Sorenson, who in turn transferred it quickly to Jens C. Andersen, a contractor/builder in Council Bluffs. Sorenson was a plaster contractor and lived at 152 Glen Ave. The 1918 and 1920 city directories list J.C. Andersen in residence at this address, with the 1920 U.S. Census listing him as a building contractor and owner/occupant of 150 Glen Ave. However, starting in 1921, Orville D. Wheeler, a judge, occupied the house, where he remained until at least 1935. The lot transfers indicate that Helen M. Wheeler acquired the property from Jens C. Andersen in February of 1920. The Wheelers owned the property until 1953. According to Troy Thomasen, the interior of 150 and 152 Glen have the same interior woodwork. Thomasen had also been told that this house was built in 1918 by Federal Court Judge O.C. Wheeler; however, as noted above, the Wheelers did not acquire this property until 1920. It is strongly suspected that given the style of the house and the above history, there was an older house on this lot that was torn down when Jens C. Andersen built the extant house c. 1918 as an investment or possibly even c.1920 for the Wheelers since he only lived there for a short time.
152 Glen Ave.	1920 (A) c.1919 (O)	The house was likely constructed around 1919, because city directories did not list the address until that year. From 1919 through at least 1925, the directories list Nels "K." (more likely "P.") Sorenson, a contractor at this address. Sorenson was specifically a plaster

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		contractor and may have been responsible for at least the interior finish of this property. According to Troy Thomasen, the interior of 150 and 152 Glen have the same woodwork (see 150 Glen). Sorenson (or Sorensen as it variously is spelled), acquired the property via Warranty Deed in July 1917 from Ella M. Kriechel Willey. Nels & Jennie Sorensen retained possession until August 1939, when it was sold to Harvey H. & Nellie Sheiry, who retained possession until 1948. Sorenson was erroneously listed as "Swanson" in the 1920 U.S. Census when he, his wife, and two children were listed at this address. Sorenson was listed as the owner and working as a plasterer. The 1930 census listed Nels "Sorensen" and family still at this address and working as a plaster contractor. His son Carl was also working as a plasterer.
161 Glen Ave.	1900 (A) c.1914 (O)	This address was not listed in the 1905 Iowa State Census. It was first listed in the city directories in 1914 when B.D. Glazer was in residence. He was also listed here in the 1916 directory despite a 1915 Iowa State Census listing for a "Mr. B.D. Glazier," a merchant then living at 248 Vine St. in Council Bluffs. By 1917, Benjamin Hirsch was listed at 161 Glen Ave. but was living elsewhere by the 1920 U.S. Census. William Wood lived here from 1921 to 1922, followed by H.N. Frazier until 1925, and then Mathias C. Kuhl from 1926 through 1934. The lot transfers show that Glazer, Hirsch, Wood and Frazier were all renters during their occupancy of this property. Josephine M. Kuhl purchased the property from Clara B. Hart in 1925, with Kuhl and her husband, Mathias, retaining ownership until 1933 when it was transferred to the Loan & Trust Savings Bank. Subsequent owners included: J.E. Darrah (1936-46) and Frank E. and Ann Rist (1946), and Helma Nelson (1946-52). This lot was part of Bebbington Place subdivision platted in 1912 by Clara Bebbington Hart, who lived elsewhere in the district but may have had this house built as a rental property.
162 Glen Ave.	1900 (A) c.1905 (O)	The house was built by 1905 when the Iowa State Census listed Vigo, Sue and Perry "Badolitt" at this address. The 1900 U.S. Census indicated that Vigo Badollet was the father and Susan and Perry were his grown children, who then lived with him on S. 7th St. In 1900, the Badollet household included Vigo's wife, Caroline, and another son, Frank. All of the children were adults in their 30s in 1900. Vigo was 66 years old and a retired merchant, and his wife was 70 years old at the time of the 1900 census. His wife must have died by 1905 when Vigo, Susan, and Perry had moved to 162 Glen Ave. Perry Badollet, was a teller at the First National Bank in Council Bluffs. The Badollets occupied the house until 1909, when George Holmes became the primary occupant. Holmes worked as a salesman for the Monarch Printing Company. E.J. Barr occupied the house from 1916 through 1918, followed by J.G. Ludwig in 1919, and then W.J. Roden, a real estate agent, from 1921 through 1928. According to the city directories the house sat vacant in 1929 and 1930, but from 1931 through at least 1935 Frank R. Castellar occupied the house. Ida and Roy Parks acquired the property in 1946 from Morris and Mary Pearson.
163 Glen Ave.	1900 (A) c.1914 (O)	The first city directory listing for this address was in 1914 when Wallace Benjamin was the occupant. He was also listed here the 1915 Iowa State Census and in the 1918 city directory, but from 1920 through at least 1935, Ernest M. Peet, lived at this address. In 1920, Ernest M. Peet, was listed in the directory as a manufacturer of "stock remedy." He was owner of the E.M. Peet Manufacturing Co., which produced stock feed. This lot was part of Bebbington Place subdivision platted in 1912 by Clara Bebbington Hart. The property abstract shows that Lillian & Wallace Benjamin acquired the property from Ernest Hart, Inc. in November 1912. They took out several mortgages, including one in the same amount as the purchase price of \$2500, with Ernest Hart, Inc. in 1912. An additional mortgage of \$3000 was taken out, transferred and then released between 1917 and 1922. However, in 1918, the Benjamins sold the property to Ethel Peet for \$6500, who retained possession until 1982. It would appear that the Benjamins built this house between 1912 and 1914, living here for only a few years before selling the house to the Peets. According to the 1915 state census, Wallace Benjamin was in real estate.

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166 Glen Ave.	1900 (A) c.1902 (O)	<p>The first listing of this address in the census or city directories is 1902, when Carrie O. Spooner first occupied the house. She had been previously listed as a boarder on Bluff St. in the 1900 U.S. Census. The 1905 Iowa State Census listed Frank, Florence, Folsom, and Frank Everest; "Carry" Spooner; and Katrine Sorensen at the 166 Glen Ave. address. The 1906 directory listed Carrie Spooner as a boarder at this address, but by 1912, A.C. Bullock, a salesman, occupied the home. Bullock stayed at the address until 1918. In 1922, J.C. Vollstedt first occupied the house, but for only one year. After J.C. Vollstedt's likely death in 1922, Emma and Anna Vollstedt occupied the house until at least 1935. The lot transfers indicate that George B. Folsom acquired the property in 1901 and transferred it to Florence F. Everest in 1904. Florence and her husband, F.F. Everest, retained possession until 1918, when it was transferred to the sheriff and then to Greenshields & Everest before being sold to E.J. Barr in 1921. Jerry C. Vollstedt acquired ownership in 1922. The Folsom and Everest families were related by marriage and the main homes associated with both families were located on 3rd St., including the home at 125 3rd St. built c.1910 by Frank F. and Florence (Folsom) Everest, who was George Folsom's sister. Folsom and Frank Everest were Frank F. and Florence's sons. Greenshields & Everest was John P. Greenshields and Frank F. Everest's real estate firm (Rogers 2005). It would appear that from c.1905 until c.1910, when Frank and Florence completed their new home on 3rd St., that they lived at 166 Glen Ave. Carrie Spooner appears to have been the first cousin of Florence (Folsom) Everest.</p>
167 Glen Ave.	1913 (A) c.1913 (O)	<p>William and Theresa Pfaff House. This lot was part of Bebbington Place subdivision platted in 1912 by Clara Bebbington Hart. The lot transfers show that Theresa Pfaff (husband William W. Pfaff) purchased this property from Clara B. Hart in July 1913. The style of the extant house is compatible with a c.1913 date of construction. The property remained in the Pfaff family until 1977 when it was purchased by Harold F. & Gayle P. Beddow. William W. Pfaff was the proprietor of a saloon at the time of the 1910 U.S. Census when the family was living on S. 6th St. At the time of the 1920 U.S. Census, the Pfaff household at 167 Glen consisted of William, his wife, Theresa, their three sons, and two lodgers. The Pfaffs were listed as owners of the home, with William then working as a city scales weigher. Both William and Theresa had been born in Germany. In 1930, while still in residence at 167 Glen Ave., William Pfaff was the proprietor of a candy and cigar store.</p>
170 Glen Ave.	1868 (A) 1868 (O)	<p>Jacquemin/Gerner House. In the mid-1860s, Charles B. Jacquemin arrived in Council Bluffs and established a jewelry business. [Jacquemin had been born in Luxemburg, Germany, and migrated to Council Bluffs in either 1864 or 1865, depending on the source.] In 1869, Jacquemin's brother-in-law, George Gerner, entered into partnership in what then became known as C.B. Jacquemin & Co. [Here too, another source states that George Gerner, also born in Germany, came to Council Bluffs in 1865 and established the jewelry business at that time with his brother-in-law being his "silent partner" (Field and Reed 1907:889). However, since the company carried only Jacquemin's name, the above-noted scenario of Gerner entering into his brother-in-law's already established business seems more plausible. Although it is interesting that the 1870 census listing has George Gerner as "merchant" and Jacquemin as "jeweler." George Gerner and Clara Jacquemin had married in Missouri in 1861.] The 1869 city directory listed George Gerner as living on "Glendale," with the 1870 U.S. Census listing the household of George and Clara Gerner as including their four children, a servant, and Clara's brother, C.B. Jacquemin. The lot transfers for 170 Glen Ave. indicate that Charles B. Jacquemin actually owned the property at the time of the 1869 directory and 1870 census listings having acquired it via Warranty Deed in 1868 from A.S. Beck and wife. The house at 170 Glen Ave. appears to have been built by Jacquemin shortly thereafter. Jacquemin never married, and it appears that he built this house with the intention of sharing it with his sister's family. George Gerner did not acquire actual ownership until 1878 from Jacquemin. A biography in the 1880-81 Council Bluffs directory indicated that</p>

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		<p>Jacquemin had established a branch house in Deadwood, Dakota Territory, in March 1878, "where he makes his home." This would indicate that the 1878 property transfer coincided with Jacquemin's move from the city. George Gerner Sr. and his wife remained in the house until they moved to Helena, Montana, in 1905, after selling his part of the jewelry company to Jacquemin in 1903. [Gerner had been the silent partner in what was known as C.B. Jacquemin & Company.] Clara Jacquemin Gerner died in Montana in 1906. [Their son, George Gerner, Jr., lived across the St. at 171 Glen Ave. after his marriage to Frances Rundlett Bowman and remained in Council Bluffs working as manager of the Jacquemin jewelry company after his parents moved away (Field and Reed 1907:889-90). C.B. Jacquemin had returned to Council Bluffs and was living with his nephew at 171 Glen Ave. at the time of his death in April 1909.] The Gerners retained possession of 170 Glen Ave. until 1907 when it was conveyed to Jeannette Lange. Subsequent owners included: Sam Snyder (1910-1912), James Hunter (1912-1922), and Fred and Marie Wesner (1922-c.1938). During the Great Depression years, the property was conveyed to an insurance company, with H.G. McGee, a local real estate dealer, acquiring the title in 1940. Snyder was a prominent individual in Council Bluffs having served as City Attorney, Superior Court Judge, and Municipal Court Judge. While Superior Court Judge he established the first Juvenile Court in Iowa and held sessions on Saturdays. At the time of his death he was one of the oldest practicing attorneys in Iowa but he lived at 507 East Pierce and likely did not live here during his tenure of ownership (McGinn & Meldrum 2004). James Hunter, however, was listed at this address from 1913 until 1922 corresponding with his tenure of ownership. Fred W. Wesner also lived at this address during his period of ownership from 1922 to at least 1935. Wesner was associated with "Bennett's Hair Tonic." H.G. McGee may have been responsible for the initial conversion of the Jacquemin House into apartments because following his purchase in 1940, 170 Glen Ave. became known as the "McGee Apartments." It was remodeled again in the 1960s when Raymond Jensen, a general contractor, purchased this home as an investment property and remodeled the interior from six small apartments into four larger apartments.</p>
171 Glen Ave.	1900 (A) c.1905 (O)	<p>George and Frances Gerner, Jr. House. The 1905 Iowa State Census lists George Gerner, Jr. at 171 Glen Ave. across the street from the home of his parents, George and Clara Gerner, and uncle, C.B. Jacquemin, at 170 Glen Ave. George Gerner, Jr. succeeded his uncle and his father as manager of the C.B. Jacquemin & Co. jewelry store in Council Bluffs. George Gerner, Jr. was listed at 171 Glen Ave. in the 1905 census and the 1904-05, 1907, 1910, 1913-14, 1919, and 1928-30 city directories, with Mrs. Frances Gerner listed here in 1931. Frances and George Gerner, Jr. married in 1903, and it appears that George died around 1930-31. From 1932 through at least 1935, Orba E. Kensinger was listed at this address in the city directories. The lot transfers show that George Gerner Sr. acquired the property from Luzerba Bebbington, sometime around 1870 (Luzerba Bebbington and her family owned a number of properties in the district and lived in the district but at other locations). George Jr. and his wife, Frances, were in full ownership by 1907, with Frances selling the property to Elizabeth Kensinger in 1931. Kensinger retained possession until 1976. Given the style of the extant house and the above history, it appears likely that George Gerner, Jr. had this house built after he married in 1903 and before the first solid listing of residence at this address in the 1905 state census (see also Field and Reed 1907:889-90).</p>
177 Glen Ave.	1900 (A) c.1910 (O)	<p>There was no listing for this address in the 1900 U.S. Census or the 1908 Iowa State Census. The first known occupant of the house was Harry Cotton, a civil engineer, in 1910, with the 1910 U.S. Census listing the Cotton household at 177 Glen Ave. as including Harry, his wife, Hilda, their two sons, and Hilda's father, Isaac Dickerson. The Cottons were listed as renters of this property. Various individuals and families occupied the house up to 1923, when Caroline S. Schlueter was first listed at the address. Schlueter lived at the house until at least 1935. The lot transfers for this property indicate that the owners prior to 1910 include</p>

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		individuals known to own a lot of property in the area, with the longest period of ownership being M.E. McPherson from 1869 to 1901 and Florence F. Everest from 1904 into the 1920s, with joint ownership with J.P. Greenshields and Greenshields & Everest. This house appears to have been built and occupied as a rental property in the 1910s-20s, perhaps by Everest.
179 Glen Ave.	1927 (A) 1927 (O)	The Assessor's record indicates a specific construction year of 1927. The city directories, however, list this address as early as 1912 (when it was listed as 159 Glen) when T.B. Wack was in residence. He was listed at 179 Glen in the 1913-20 directories and in the 1920 U.S. census along with his wife, Louise, at this address as owners. Jacob Neumayer lived at this address from 1922 until 1926. In 1927, the house was listed as vacant, but from 1928 to 1931, Millard H. Krasne occupied the house, and from 1932 until at least 1935, William G. Newsome is listed at the address. Jacob Neumayer had built the house behind this property at 228 Park Ave. c.1903. He moved to the house at 179 Glen Ave. when his daughter and her husband (Louise and Thomas Wack) moved into the house on Park Ave. Neumayer died at the 179 Glen Ave. property in 1926. According to the current owner of 179 Glen Ave., this house "was built by the same person as the house at 228 Park Ave." (i.e., Neumayer). Therefore, if this story is true, then the standing house at 179 Glen was built by Jacob Neumayer c.1920-22, perhaps as his retirement home behind his older home that he had then transferred to his daughter. <u>However</u> , the property abstract for 179 Glen has no listing for Neumayer as owner, with his daughter Louise N. Wack shown as owner in a transfer from W.H. and Carrie Kimball for \$1000 in December 1925 and the 1920 census listing Thomas and Louise Wack as owner/occupants of this address. Louise and Thomas Wack took out a \$3000 mortgage in November 1929 for this property, with that mortgage released in 1934. They sold the property to Harriet E. Newsome for \$5000 in 1932. This raises the possibility that the Wacks tore down an older house on this property between 1925 and 1929 and built the standing house in its place as an investment property. As such, a 1927 date of construction could be plausible for this house and still be compatible with the census and city directories listings for this address.
180 Glen Ave.	1910 (A) c.1913 (O)	The address was not listed in the 1905 Iowa State Census. The first city directory listing was Simon A. Schack, a tailor for Adolph Diwoky, in 1913. [At the time of the 1910 U.S. Census, Schack and his family were living elsewhere in Council Bluffs.] Schack occupied the house until at least 1935. The lot transfers for this property show that Mary S. "Hutchinson" acquired the property via Sheriff's deed in 1899 and she quit claimed it to Ermlen Hutchinson in 1906, with Ermlen then transferring it via Warranty Deed to M.M. Parkinson that same year. In April 1907, the Parkinsons sold it to S.A. Schack. According to Elizabeth Wack Doyle, who grew up next door at 188 Glen, S.A. Schack and his wife lived downstairs in this home, with their son Burton and his wife and daughter living upstairs. In 1941, Harvey and Nell Sheiry acquired the property via a Referee's deed and converted the single-family dwelling into apartments.
188 Glen Ave.	1910 (A) c.1909 (O)	The city directories list Solomon and Kate Weinberg at this address by 1909 until 1917. Weinberg was simply listed as being in the clothing business in the city directories, while the 1910 census listed Solomon and Katie Weinberg at this address and his occupation as proprietor of a clothing store. The Weinbergs were immigrants from Romania and had two sons and two daughters at the time. They were listed as owners of 188 Glen in the 1910 census. T.J. Boland was listed at the address in the 1918 to 1920 city directories, and John J. Wack occupied the house from 1921 through at least 1935. The lot transfer information is somewhat spotty for this property in the Auditor's record, with entries indicating that A.S. Beck acquired this property from C.B. Jacquemin (who lived at 170 Glen Ave.) in 1868, but the next transaction came in 1899 when Mary Shreve "Hutchenson" acquired it via Sheriff's Deed (along with the lot on which 180 Glen Ave. is situated). There was another drop in the chain-of-title before the next entry in 1917 when Katie Weinberg et al. sold the property to

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		Byrdie Carr Boland, who in turn sold it to Mary F. Toller Wack in 1920. The Wacks retained possession until 1955 when Selby and Ada Belle Detweiler acquired ownership. According to Elizabeth Wack Doyle, daughter of Mary F. Toller and John Wack, their family lived in the house from 1920 until 1948 when they sold it to the Detweilers. It may be that the transfer was made on contract with the sale not finalized via Warranty Deed until 1955. Wack Electric Co. was a well-known, family-owned business in Council Bluffs for many years. From the above information, and given the style of the extant house, it appears that it was built for the Weinbergs around 1909.
192 Glen Ave.	1915 (A) c.1905 (O)	The 1905 Iowa State Census listed 192 Glen Ave. as the residence of Morris, Mary, "Lula" (more correctly Lela), and Harold Pearson, with the 1906 to 1915 city directories listing, Morris Pearson, a tailor who worked first for John T Oliver, at this address. Pearson also worked as a tailor for Simon Johnson & Co. and the John Beno Co. in Council Bluffs. [At the time of the 1900 U.S. census, Pearson and his family were living at a house at 304 Glen Ave., a.k.a. 304 High School Ave. in the 1899-1902 directories. There was no listing for Pearson in the 1902-03 directory.] The 1910 U.S. census listed Pearson as the owner of 192 Glen Ave., with Morris and his wife, Mary, both Danish immigrants. Their household in 1910 included two daughters and a son. After 1915, Pearson and his family moved to their new home next door at 198 Glen Ave. (see below). From 1916 to 1920, J.P. Liston is listed at the 192 Glen Ave. address in the city directories. Some time in 1920, J.E. McComb first occupied this house, with the 1920 U.S. Census listing McComb and his wife, Bertha, as renters of this property. McComb was a department store manager and stayed at the address only until 1921. In 1922, Thomas J. McElroy was first listed at the house, and lived here until 1933.
195 Glen Ave.	1910 (A) c.1919 (O)	The 1920 U.S. Census lists Don P. and Alma Cowles at this address as owners. Don worked as a salesman for a cigar company. From 1921 through 1925, the city directories list D.P. Cowles at this address, but from 1927 through 1931, Archie B. Cockerill lived here. Beginning in 1932, Jason A. Babbe lived at the address, and in 1935, Edward S. Stebbins occupied the house. The property abstract indicates that Don P. and Alma M. Cowles acquired the property from W.H. and Carrie Kimball (whose names along with H.G. McGee appear on many properties in this area and were real estate dealers and developers) in 1919 for \$1500. They retained possession until 1938 when they sold it to A.B. Cockerill for \$7800, although it appears that the Cockerills could have purchased it on contract as early as 1925, thus reconciling more with the city directory listings which have them in residence by 1927. Therefore, a c.1919 date of construction appears likely, with the house completed and occupied by the time of the 1920 census.
198 Glen Ave.	1910 (A) c. 1916 (O)	The house was built by 1916 because that is the first year the city directories list the address. From 1916 through at least 1935, Morris Pearson, a tailor, occupied the house with his family. They had previously lived at 192 Glen Ave. (from 1905 to 1915) and at 304 Glen Ave. c.1900-02 (also listed as 304 High School Ave. in the 1899-1902 directories). The 1920 U.S. Census listed the Pearsons still at the 198 Glen address, with the household including Morris, wife, Mary, daughter Lela, and son Roy. The Pearson's daughter, Lela, and her husband George Thompson lived in the 198 Glen Ave. home after 1926 and Lela acquired ownership from her parents in 1956. The property abstract indicates that the Pearsons first acquired ownership of this lot in 1899 from Adelia Gress.
199 Glen Ave.	1900 (A) 1926 (O)	The house was likely built in 1926 because that is the first year the city directory listed the address. From 1926 through at least 1935, Fred Dahl occupied the house. The property abstract indicates that Fred Dahl purchased the property via Warranty Deed in 1923 from Louis Corubleth, who had owned it for only two years having acquired it from W.H. Kimball in 1921. Previous owners had included H.G. McGee and others whose names appear repeatedly in Park/Glen Ave. property abstracts and who were real estate dealers and developers. Fred Dahl owned the property until 1951 when Edna Kline became owner.

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		<p>According to Fran Beck, owner and occupant of 198 Glen Ave., this house was built "a few years after theirs," which was built by 1916. However, the lack of listings for this address prior to 1926 suggests a construction lag of ten years between the two. It could be that it was built by McGee, Kimball, Hirsch, or Corubleth, who owned it successively from 1917 to 1923, and was rented out sporadically during this period and failed to be represented in the city directories as a result. However, it is more likely that it was built around 1926 for the Dahls. In the 1920 U.S. Census, the Dahls were living on Pierce St., with Fred working as the manager of a battery station. By the 1925 Iowa State Census, they were living at 337 W. Broadway. In the 1930 U.S. Census, Fred and Agnes Dahl and their three children were living at 199 Glen Ave. where he was listed as the proprietor of a battery station.</p>
<p>303 Glen Ave.</p>	<p>1900 (A) c.1905 (O)</p>	<p>The 1905 Iowa State Census listed William, Ruth and Paul Rigdon at this address. In 1906-07 William S. Rigdon, a secretary for Clark Implement Company, and later an alderman for the 3rd ward, and president and treasurer for Clark Implement Company was first listed in the city directories at this address. [Rigdon was also associated with 200 Park, 415 Glen, 401 Glen, and 223 Park Ave.] In 1911, Michael S. Wise occupied the house, where he stayed until 1934. Wise was listed as a farmer in the 1910 census. The lot transfers show a transaction between Rigdon and Wise in 1910, with the Wise family retaining possession until 1968. There were no listed entries in the Auditor's record prior to the 1910 transaction so it is not yet certain when Rigdon purchased this property.</p>
<p>304 Glen Ave.</p>	<p>1900 (A) c.1907 (O)</p>	<p>William S. and Julia Keeline House. There was a house at this address by the time of the 1900 U.S. Census, when Morris Pearson, a tailor, was listed here as owner of the property; however, the address was not listed in the 1905 Iowa State Census. [Pearson was also associated with 192 and 198 Glen and 102 Park. Pearson was listed at what was then a 304 "High School Ave." address in the 1899-1900 directory.] It is known that William S. Keeline occupied the house in the early 20th century, and the lot transfers show that he purchased this property in 1902. He and his wife, Julia, owned this property until around 1938 when their ownership appears to have been lost via a Sheriff's Deed to the Home Owners Loan Corporation. The next potential owner/occupant was Fred H.C. Beaumont in 1950. A newspaper article from 1935 noted that a 200-year-old elm tree in the yard of the W.S. Keeline home had been felled by high winds, and that this tree had been used as a gallows to hang a murderer during the early frontier days of Council Bluffs development. At that time, the district was known as "Glen Hollow." William S. Keeline was a prominent stock raiser and grape grower in the area and served for a time as president of the Council Bluffs Grape Growers Association. It appears that Keeline built this stylish home between 1902, when he purchased the property and 1907, when the directories first listed his occupancy at this address. It is likely that he tore down an older home on this lot to build his stylish new home, and it must have taken a few years to complete the house. The architect is not yet known. Local lore has it that the lot next door where 310 Glen Ave. now sits was originally part of the Keeline property, and they had a tennis court on this lot. The Keeline house still sits on a larger corner lot but it is set to the south side of the double lot. If the lot at 310 Glen was originally part of the Keeline property, then the house would have sat in the center of the three-lot unit supporting the notion that they could have had a tennis court on the south lot.</p>
<p>307 Glen Ave.</p>	<p>1905 (A) c.1906 (O)</p>	<p>Edward L. Duquette, the treasurer and later president of the P.C. DeVol Hardware Company, was listed at this address in the 1906 city directory. Duquette occupied the home until 1911. The 1910 census listing for Duquette showed his occupancy of this property as a renter. In 1913, W.P. Hynes occupied the home for one year. By 1914, auctioneer Herman J. McMurray occupied the home, where he stayed until at least 1935. The lot transfers for this property indicate that of the above residents listed in the directories, McMurray was the only one who actually owned the property during this period. He purchased the property in 1920 from Thomas J. Shugart, who had owned it since 1904. He had purchased it from William S.</p>

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		Rigdon, who had acquired it from the Independent School District in 1901. It appears likely that the house was built by Shugart as a rental property. Shugart owned other lots in the district and does not appear to have occupied this house. The style of the house is consistent with an early 1900s date of construction. Because the address was not listed in the 1905 Iowa State Census, it is suspected that the house was built c.1906 when it was first listed in the city directories. The style of house is very similar to that of 311 Glen located next door, with both potentially having been built around the same time by the same person, perhaps Shugart.
310 Glen Ave.	1946 (A) c.1925 (O)	The Assessor's record gives a date of construction of 1946, but the style of the house and city directory records indicate a date closer to 1926 because the house was represented on the 1928 fire insurance map. Furthermore, the city directories from 1926 through at least 1935, show James N. Swanson at this address. The current owners, Kimberly and David Kriegler, were told that their property had been a tennis court for the adjacent house (304 Glen) prior to the construction of their house. The property abstract indicates that James N. Swanson purchased the property via Warranty Deed for the high price of \$3750 in 1925 from Floyd and Julia Hendricks. It is not clear when the Hendrickses acquired the property because there is a gap in the chain-of-title between 1901 when the plat was filed for this subdivision and 1925. Given the high price of the transaction between Hendricks and Swanson, it would appear that the house had already been built by that time. Furthermore, the Hendricks family's involvement in the real estate business suggests that 310 Glen could have been built by them as an investment while living at 332 Glen Ave. (they were living at 332 at the time of the 1920 U.S. Census). Swanson had previously lived at 210 Park Ave. where data suggest that he built that house c.1919. Swanson was 37 in 1920 and married, but had no children then living in his household. The Swansons sold the 210 Park Ave. property in 1925 corresponding with their move to 310 Glen Ave.
311 Glen Ave.	1925 (A) c.1910 (O)	The address was first listed in the 1910 city directory as occupied by Emma and Hannah Gillespie. Hannah was the widow of William H. Gillespie. The 1910 U.S. Census listed "Anna" Gillespie as the 70-year-old head of household, and noted that Emma was her 35-year-old stepdaughter. A boarder completed their household in 1910. Emma and the boarder both worked as clerks in an abstract office. The 1910 census also noted that the Gillespies were renters of this address. By the 1913 city directory, W.R. Orchard, editor of the <i>Nonpareil</i> , lived at this address. From 1916 until 1920, Warren M. Wells, a salesman, occupied the house. Knute A. Holmes, a Swedish immigrant railroad engineer, lived here from c.1922 through at least 1935. This house is very similar to 307 Glen Ave. and may have been built around the same time, perhaps by Thomas J. Shugart, and then rented out in the early 20th century like 307. The address was not listed in the 1905 Iowa State Census.
315 Glen Ave.	1900 (A) c.1910 (O)	Mary "Baubridge" (actually Bainbridge) was listed at this address in 1910 according to the city directories. The address was not listed in the earlier directories or in the 1905 Iowa State Census. The 1910 U.S. Census listing has Mary Bainbridge as the head-of-household and owner of 315 Glen Ave., with no occupation listed. Her household included her two sons: James and Hugh McCargar and James' wife, Lutie. The lot transfers indicate that Mary Bainbridge acquired the property in 1904 from Ellen O'Donnell, who is known to have lived at 322 Park Ave. from c.1870-c.1903 and then at 323 Glen from 1903-29. H.C. and J.F. McCargar acquired a subdivision of the property by 1916 and transferred it to H.C. Nichols in 1919. Both McCargar brothers were living elsewhere in the city by 1920. There is also a transfer via Warranty Deed from Bainbridge to May Sims in 1906. The city directories indicate that from 1913 to 1916, W.P. Hughes, the vice president of the New Nonpareil Company, lived at this address, followed by Samuel B. Snyder from 1917 to 1920. Snyder was a city attorney, Superior Court Judge, and Municipal Court Judge but is more closely associated with a residence on Pierce St. in Council Bluffs. From 1922 to at least 1935, Genevieve then Jeanette Shugart occupied the house. From this history, it appears that the

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316 Glen Ave.	1900 (A) c.1906 (O)	house was built c.1910 by Mary Bainbridge. George F. Camp, a druggist, lived at this address with his wife, Flora from 1906 until 1927, when George died on March 1, 1927. There was no listing for this address in the 1905 Iowa State Census. Flora stayed at the house for one more year, and in 1929 Edwin D. Mitchell was living at this address. Mitchell was an attorney, and when Kim Field was being built on the hilltop above Mitchell's house by the WPA in the late 1930s, Mitchell salvaged stones from the old high school foundation (demolished in 1900) and built a wall and a narrow set of stairs into the bluff along the back alley of his home. The stairs led up to Kim Field where you could gain access to the field. The wall became known in the neighborhood as "Mitchell's Wall," and is extant and considered part of the contributing landscape to the district. The property abstract shows that George F. Camp purchased this property from H.L. and Ingleeta Robertson for \$1250 in 1905. Camp died on March 1, 1927. Edwin D. Mitchell purchased the property for \$7000 from the Camp heirs in 1928. Edwin Mitchell died July 18, 1937, with the property transferred by his widow, Helen Mitchell, to W.C. and Larrayne Shields in 1940. Based on these data and the style of the house, it is suspected that the house was built c.1906 by George F. Camp.
322 Glen Ave.	1900 (A) c.1907 (O)	There was no listing for this address in the 1905 Iowa State Census. The first resident listed at the address in the city directories appears to be Herman C. Rusch, who was not listed in the 1907 directory but was listed here in the 1910 directory. However, the 1910 U.S. Census listed William P. Hughes, newspaper publisher, and his wife, Eva, at this address as renters, and they may have preceded Rusch in their occupancy of this property. [They subsequently owned and occupied 337 Glen Ave. by 1917.] At the time of his occupancy, Rusch was a traveling salesman for Fuller & Johnson Manufacturing Company. Herman Rusch lived at the address until 1922, when he likely died. Herman's widow Lydia (Liddie) then stayed at the house until at least 1935. The lot transfer records show that Rusch acquired the property in 1907, with Liddie Rusch obtaining title in 1923. She retained possession until her death sometime around 1954. It appears likely that H.C. Rusch built this house c.1907, but appears to have rented it out to the Hughes family prior to his own occupancy starting in 1910.
323 Glen Ave.	1900 (A) c.1903 (O)	Ellen O'Donnell was listed at this address along with her children, Margaret and William O'Donnell, in the 1905 Iowa State Census and the 1906 city directory. She and her deceased husband John, who died in 1899, were both natives of Ireland. [Ellen O'Donnell, as a widow was living at 322 Park Ave. with her adult children: Margaret, Mary, and William at the time of the 1900 U.S. Census and had lived there with John as early as 1870.] O'Donnell was the primary occupant of 323 Glen until 1929, when she died. [In the 1910 U.S. Census, Ellen was living at this address with her two daughters, while the 1920 census listed Ellen at this address along with daughter Margaret and a servant.] From 1930 through at least 1935, her daughter, Margaret O'Donnell was listed as living at the house in the city directories. The 1930 U.S. Census listed Margaret as the head of household and sole occupant of this house and as owner of the property. According to the property abstract, Ellen O'Donnell acquired this property, and that containing 322 Park Ave., in 1898 from Dennis Sheedy, who had owned this lot since 1873. [It is suspected that Dennis Sheedy was a relative of Ellen's whose maiden name was Sheedy.] O'Donnell retained possession of 323 Glen until her death, with her estate transferring the title to her daughter, Margaret O'Donnell, in 1948. It is known from the city directories that Ellen was living at 322 Park Ave. until 1902-03, and it is suspected that the subject house was built around this time and became Ellen's main place of residence. John O'Donnell had been a blacksmith and wagon maker in Council Bluffs. Ellen (Sheedy) O'Donnell was his second wife. Margaret O'Donnell was Ellen's daughter and she worked as a stenographer. It was noted in the 1907 Pottawattamie County history that Ellen O'Donnell "owns a fine residence at No. 323 Glen Ave., where she and her daughter reside. She also owns valuable property here, including an attractive residence on Park Ave., from which she

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		derives a good rental." The rental residence was 322 Park Ave.
325 Glen Ave.	1910 (A) c.1904 (O)	The 1905 Iowa State Census listed George and Clara Fitch as living at 325 Glen Ave. Oliver P. Cordill was listed at this address in the 1910 city directory where he and his family stayed until 1916. From 1917 to 1920, J.R. Wilson occupied the house. From 1925 to 1929, Milton Purdy occupied the house. From 1933 through at least 1935, Thomas G. Shaw occupied the house. The lot transfers for this property indicate that O.P. Cordill acquired the property in 1909. He and his wife, Louisa or Louise, retained ownership until 1927 when it was acquired by W.H. Knowles, who retained possession into the 1950s. The property then came into Knowles' wife's possession into the 1960s. Given the appearance of this address in the 1905 census, it appears likely that the house was built by then owners, George Wright and George Mayne, who obtained the property in 1904 and entered into a \$2000 mortgage, which was released three years later. The purchase price at the time that Cordill acquired the property of \$3250 strongly suggests that there was a house present by that time—1909. Therefore, a c.1904 date of construction may be more likely, with the initial occupation by the Fitch family in 1905 as renters.
328 Glen Ave.	1900 (A) 1902 (O)	The house was built for Henry P. Butler, who purchased this property in 1902 from the Independent School District of Council Bluffs. The 1905 Iowa State Census listed Henry, Emma, and Howard Butler at this address. The 1910 U.S. Census listed Henry Butler as the owner of this property, with his household including wife, Emma, and son, Howard. Henry Butler was listed at this address in the available city directories through at least 1935. His wife, Emma Butler, transferred the property to Annie Jensen in 1945. Henry Butler was a railroad agent.
332 Glen Ave.	1900 (A) c.1902 (O)	The first known occupant listed in the city directories was Thomas Shugart of the Shugart & Ouren Seed Company, in 1902. The 1905 Iowa State Census and the 1910 U.S. Census listed Shugart and his family in residence at this address. The 1910 census listed Shugart, his wife Anna, their son and two daughters, and Shugart's two sisters-in-law, with Shugart listed as owner. [Shugart's uncle, E.L. Shugart was instrumental in the establishment of nearby Fairmount Park.] The Shugarts occupied the home until 1911 when Esty P. Woodring, of the Woodring Undertaking Company, first occupied the home. Woodring had been an undertaker in Ottumwa and Boone, Iowa, before moving to Council Bluffs in 1900. Woodring lived at the address until 1917. Frank C. Hendricks lived at the house from 1918 to 1924. Howard McDaniel lived at the address from 1925 to 1928, and Max W. Busselle lived at the house from 1929 through at least 1935. The 1920 U.S. Census listed Floyd C. Hendricks and his wife, Julia, his parents and aunt at this address. Floyd Hendricks was listed as the owner and head-of-household and worked as an insurance agent, while Julia was a secretary for an insurance agent and his father, Frank C. Hendricks, was a real estate agent. Floyd Hendricks was also associated with 310 Glen Ave., which he owned by 1925 when it was sold to James N. Swanson. Unfortunately, it is not clear when Hendricks acquired ownership of 310 Glen prior to 1925. However, the Hendricks family's involvement in the real estate business suggests that 310 Glen could have been built by them as an investment while living at 332 Glen Ave.
334 Glen Ave.	1900 (A) c.1910 (O)	Sidney H. Hinitt, a conductor for the Chicago, Rock Island, & Pacific Railway lived at this address in 1910-12 according to city directories. The 1910 U.S. Census listed Hinitt, his wife, Ada, and a boarder living at this address, with the Hinitts listed as renters. From 1913 through 1926, the Sterner family lived at the address. From 1913 to 1915, E.L. Sterner was listed as the primary occupant of the house. In 1916, the listings changed to Mrs. "Sharley" Sterner, likely E.L. Sterner's widow. From 1918 to 1926 Mrs. "Charlotte" Sterner is listed at the address. [It is probable that Sharley and Charlotte are the same person.] From 1927 through at least 1935, Myers D. Stephens occupied the home. The lot transfer records at the Auditor's office are not complete for this property and none of the above names are represented in those

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		records, which have S.A. Schack acquiring the property in 1902 from the Independent School District of Council Bluffs. There is a huge drop in the chain-of-title after Schack, with the next listing having Millard J. Nelson acquiring the property in 1940 via a Referee's Deed. The Bolton family acquired the property by the 1960s and retained possession into the present day. The address was not listed in the 1905 Iowa State Census, with Hinit's 1910 census listing indicating that he was renting the property at that time. Therefore, it appears that the house was built between 1905 and 1910, possibly by S.A. Schack as a rental property. A c.1910 date is consistent with the style of this house.
337 Glen Ave.	1920 (A) 1917 (O)	William P. Hughes House. The house was most likely constructed in 1917 because that is the first year the city directory listed the address. From 1917 through at least 1935, William P. Hughes, publisher and vice president of the New Nonpareil Company, occupied the home. [Hughes and his wife, Eva J., had been living as renters at 322 Glen Ave. at the time of the 1910 census.] The 1920 U.S. Census listed W.P. Hughes, and his wife, Eva, as the owners and occupants of this address. The style of the house is consistent with a 1917 date of construction.
400 Glen Ave.	1900 (A) 1902 (O)	Joel Harlan and Francis Mayne House. Mayne acquired the property early in 1902 and was listed as living at this address as listed in the city directories from 1902 through at least 1935. The 1905 Iowa State Census listed the Mayne family at this address, with the 1910 U.S. Census listing the Maynes in residence at this address as owners, with the household including Joel H., his wife, Francis, and their three sons. Mayne was a civil engineer and the Pottawattamie County surveyor. One of his sons, George H. Mayne II, an attorney, succeeded his father at the address, and was known to reside here in 1940. [Joel Harlan Mayne's father, Winfield Scott Mayne, lived at 223 Park Ave.] The Mayne family retained possession of 400 Glen Ave. until 1956.
401 Glen Ave.	1920 (A) c.1893 (O)	The city directories list Wm. S. Rigdon at this address in 1897-98. Rigdon was a bookkeeper Russell & Co. [He is also associated with 200 Park, 415 Glen, 303 Glen, and 223 Park Ave.] In 1899-1900, Clay B. Platner was at this address, with Clay and his wife, Caroline, listed as renters of this property in the 1900 U.S. Census. He was a traveling agent for Stewart Bros. [Platners are also associated with 111, 117, and 407 Glen Ave.] By 1907, G.E. Walker, a clerk at the Pioneer Implement Co. lived at this address. Walker was in residence through at least 1913. He was followed by Otto Gibson (1918), W.L. Huntington (1920), D.G. Morgan (1922), B.R. Waite and Peter Mortensen (1926), Tewes Rohlf's (1928), Herbert Fowler (1932), Adolph Kay (1934), and Asa O. McFarland (1935). The lot transfers show that of the above-listed residents, only Otto Gibson (and wife Margaret), Dell G. Morgan, and Peter Mortensen, were also owners of the property. The rest of the occupants appear to have been renters. During the period when Rigdon would have been in residence, the property was owned by E.H. Eastman, whose tenure extended from 1893 to 1906. He was followed by Emma and John Hutchings from 1906 to 1914 when Margaret Gibson acquired the property. The property is known to have been occupied by 1897-98, but may have been built c.1893 when Eastman purchased the lot.
403 Glen Ave.	1920 (A) c.1899 (O)	The city directories list Eugene H. Odell at this address in the 1899-1902 directories, with Eugene simply listed as a "manager" in 1901-02. The 1905 Iowa State Census erroneously listed Odell at 403 Park and his wife, Elizabeth, at 403 Glen, with the Glen Ave. address correct given the city directory listings. [In the 1897-98 directory, Odell was living at 231 Park Ave. as a boarder.] The 1900 U.S. Census listed Eugene and Elizabeth Odell as renters living at 403 Glen along with fellow renters Laura and Margaret McBride (mother and daughter). Odell was then working as a claim agent for the railroad. The Odells appear to have moved from Council Bluffs by the time of the 1910 U.S. Census, when Frank J. Capell, a lawyer was listed as living at 403 Glen as a renter. His household in 1910 included wife, Adelle, and their three children. Capell was listed at this address through the 1913 city

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		<p>directory. [He had previously lived at 405 Glen from 1905-08 and was a renter at both properties.] In 1915, G.A. Schoedsak, was living at 403 Glen. He was followed by Philip Winer and Mrs. Sena Wood in 1918, D.P. Cowles in 1920, and Leonard Jackson and H.J. Sigafoos in 1922. The property was listed in the city directories as vacant in 1926-28 and again in 1932 and 1934. Walter G. Klager was listed here in 1935. The lot transfers for this property indicate that John Galvin acquired the property in 1893 from P.P. Morris. The Auditor's office had no listings prior to Morris for this property. Two quit claim deeds and a Sheriff's deed transaction between 1894 and 1899 indicate some problems with the chain-of-title, with the next transaction being a Warranty Deed from A.B. Henderson to Emma R. Rellin in 1900. The Rellins owned this property until 1928 when Charles and Harriett Beno became owners. They retained possession until 1944 when it was acquired by C.C. and Anna M. Hoss. Based on the above data and the style of the house, a c.1899 build date is plausible.</p>
405 Glen Ave.	1910 (A) c.1890-1900 (O)	<p>The 1905 Iowa State Census listed Frank, Adell, and Richard Capell at 405 Glen Ave. The city directories listed Frank J. Capell, a lawyer, at this address from 1906 until 1908. [There was no listing for Capell in the 1900 U.S. Census for Council Bluffs.] In 1909 Mrs. Belle Holst, a widow, was living at 405 Glen, where she stayed until 1915. F.M. Zorbaugh was listed at the house for one year, 1916. From 1917 through at least 1935, Katherine McKenzie lived at this address. According to the property abstract, Belle Holst acquired the property in 1906, with no ownership by Capell prior to that time. Therefore, Capell's tenure at this address was a renter. Prior to Holst, Catherine Sullivan owned this property from 1893 until 1906. The 1900 U.S. Census listed Sullivan as living on Tenth Ave. and making her living as a <u>landlord</u>. F.M. Zorbaugh was also a renter during his occupation of this house in 1916 because Katherine McKenzie inherited the property upon her sister, Belle Holst's death on June 29, 1915. It appears that this house may have been built during Sullivan's tenure of ownership, perhaps in 1900 when she took out a \$1500 mortgage on the property. A further possibility is that it was built earlier during Clara and Charles Butler's tenure from 1890 to 1893 given that they too took out a \$1500 mortgage on the property in 1890. [Both the 1896-96 city directory and the 1900 U.S. Census listed the widowed Clara Butler as living on Avenue B in Council Bluffs.] The design of 405 Glen Ave. would support either date.</p>
406 Glen Ave.	1910 (A) c.1899 (O)	<p>Roland P. and Nina Robinson House. Although the Assessor estimated a 1910 date of construction, it is likely that this house was built c.1899 for Roland P. Robinson, who held several different jobs, such as bookkeeper, clerk, and credit man, at the wholesale grocers, Groneweg & Schoentgen in Council Bluffs. Robinson occupied the house from 1899 through at least 1935 according to the city directories. [Earlier 1890s city directories place Robinson's residence then on 6th St.] The 1900 U.S. Census listed Roland, his wife, Nina, and daughter, Helen, at this address. Roland was listed as owner of the house and was working as a bookkeeper in 1900. By 1905, the state census listed a second daughter, Ruth, in the Robinson household. The Robinsons were still at this address into at least the late 1930s, with the 1930 U.S. Census showing the Robinson household as then also including Nina's father, Nels J. Swanson, a widower and Swedish immigrant. Swanson was listed as a piano tuner for a music company. [There was a Swan J. Swanson, who owned Swanson Music Co. in Council Bluffs in the early 1900s and lived at 129 Glen and 206 Park; however, any familial connection is not presently known.] A c.1899 date of construction is compatible with the style of the house at 406 Glen Ave.</p>
407 Glen Ave.	1871 (A) 1883 (O)	<p>Judge Joseph and Jeannette E. Reed House. Joseph Rae Reed was an attorney, Superior Court judge, Chief Justice Court of Private Land Claims, congressman, and the president of the U.S. Masonic Benevolent Association, and lived at this residence from 1883 until 1905. By 1906, Edward P. Schoentgen, the vice president of wholesale grocers, Groneweg & Schoentgen, occupied this address. Schoentgen entered the Massachusetts Institute of Technology in 1895, where he studied to be an architect. Schoentgen then studied as an architect in Paris for two</p>

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		<p>years. In 1899, he opened an office in Council Bluffs. About 1909 Schoentgen entered the grocery business as part of his family's wholesale grocery company, Groneweg & Schoentgen. Schoentgen occupied the house until 1922. From 1923 to 1926, L.M. Pomeroy occupied the house. The house sat vacant in 1928 and 1929, until Lewis D. Hodges occupied the house in 1930 until at least 1935. A mention in architect, J. Chris Jensen's obituary indicated that he died in 1946 "at the home of his son, Franklin, 407 Glen Ave." (<i>Nonpareil</i>, August 22, 1946). The abstract for this property shows that Reed purchased this property for \$350 in 1883 from J.D. and Jennie Edmundson, who also owned other property in the district. The pre-1883 transactions for this property were also low in dollar amount strongly suggesting that there was either no house, or an insubstantial house on this property prior to 1883. When Reed sold the property to Edward P. Schoentgen in 1910, the price had increased dramatically to \$4850 indicating the likelihood that Reed had either built or greatly enlarged the extant house. The current owners have stated that this was a much smaller house originally and that Reed enlarged to its present form. They suspect that the shed and kitchen addition at the rear of the property were the original house, with Judge Reed then adding the more elaborate and larger front to the house. Therefore, the specific date of 1871 assigned by the Assessor could still be correct for the smaller section of the house, with 1883 representing the enlargement of the house by Reed. Unfortunately the abstract is not clear on who would have been the owner in 1871, with the property sold for taxes in 1876 to F.R. Hart, who then assigned it to J.D. Edmundson. A petition filed in 1881 claimed that George L. Strausburg was the rightful owner during the period when an 1871 house would have been built. No city directory or census information has been found for Strausburg.</p>
408 Glen Ave.	1910 (A) c.1909-10 (O)	<p>Wallace D. and Nellie Gallup House. Wallace Gallup was a steam railroad conductor, who lived in the house from 1910 to c.1918, according to the city directories. Gallup and his wife, Nellie, were also listed at 408 Glen in the 1910 U.S. Census as owners. The house was then occupied in 1920-21 by H.C. Lewis. From 1922 to at least 1935, William G. Champlin occupied the house. The lot transfers for this property show that Wallace D. Gallup purchased this property from John T. Oliver in 1909. [Oliver lived at 331 Park Ave. and owned other property in the district.] Harvey C. Lewis was the next owner, followed by Lenora Champlin, who purchased the property in 1921. [Champlin also lived at 424 Glen Ave.] Champlin transferred the property in 1941 to Mary Rice, who retained possession until 1978. It appears likely that the house was built c.1909-10 by Gallup, with the style compatible with this date.</p>
420 Glen Ave.	1900 (A) c.1890 (O)	<p>According to the property abstract, Frank M. Hunter purchased this property for \$850 in 1885. [Hunter was a deputy clerk for the circuit and district courts in 1889-92 and was boarding at 321 Platner in 1889.] In 1890 when John Plumer purchased the property from Hunter, the price was \$2500, a dramatic jump from five years earlier strongly suggesting that a dwelling had been added by that time, perhaps as a real estate investment by Hunter. The 1892 city directory listed John H. Plumer, then the Pottawattamie County Treasurer, as living at this address. Plumer sold the property to James H. Craigmile in 1899. [John H. Plumer, and wife Harriet, moved to 424 Glen by the early 1900s.] During Craigmile's ownership, it appears that he rented the property, with the 1900 U.S. Census listing the Henry M. Metz family at this address as renters. Metz was a railroad freight agent. Craigmile sold the property to James Haywood in 1903, with the 1905 Iowa State Census listing the Haywood family at this address. Haywood secured a mortgage in 1908, which was released in 1910, and then sold the property to George Clark in 1910. George and Minnie Clark retained ownership through 1943, although George died in 1936. The city directories listed George G. Clark, a real estate agent and later manager of the Leonard Everett Company, at this address from 1911-35.</p>
421 Glen Ave.	1920 (A) c.1893-94 (O)	<p>According to the property abstract, Joseph R. Reed acquired this property from J.D. Edmundson in 1881. Reed and his wife retained possession until 1910 when Edward P.</p>

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		<p>Schoentgen purchased the property. J. Chris Jensen owned it from 1922 until 1947 when he died, with his obituary noting that he died at the home of his son next door at 407 Glen. The next owners of 421 Glen were Carolyn and Benjamin Cohen. Both Schoentgen and Jensen were architects in Council Bluffs and were both associated with other residences in the city (see also 407 Glen Ave.). According to the fire insurance maps, the original address of this property was 413 Glen Ave. The earliest city directory listing that has been found for this address is the 1893-94 city directory, which listed John "Scheffer" at this address and working as a "speculator." A c.1897 photograph shows 421 Glen then standing, with the style of the house consistent with an 1880s-1890s date of construction. The 1900 U.S. Census and the 1905 Iowa State Census both listed John and Catherine "Scheffler" at 413 Glen Ave. along with their three children. [Joseph R. Reed and his wife were then living at 407 Glen Ave. The Reeds appear to have occupied 407 Glen in the 1890s as well, so it would seem that their ownership of 413 (421) Glen was not as occupant.] Scheffler was listed as a railroad car repairer in 1900, but he was also listed as the owner of this property, which does not correspond to the abstract information, and it is suspected that there is some confusion in the record given the connection in ownership between 407 and 421 Glen. The 1915 Iowa State Census still listed Scheffler at 413 Glen, with his occupation then listed as "terra cotta agent."</p>
<p>424 Glen Ave.</p>	<p>1910 (A) c.1902-03 (O)</p>	<p>John F. and Harriet Plumer House. The address was listed in the 1905 Iowa State Census as the residence of John and Harriet Plumer. The property abstract indicates that the Plumer family was probably responsible for the construction of this house. They owned this property as early as 1890; however, it is known that they also owned and lived at 420 Glen Ave. in the 1890s. It was not until the early 1900s that the dollar amount for the 424 Glen lot involved in transfers and mortgages suggesting the presence of a dwelling. One mortgage was in 1902 and involved Harriet and John Plumer and local real estate dealer, Ernest Hart, with Warranty Deed transactions jumping in price from \$400 in 1901 (prior to the \$1500 mortgage) to \$3000 in 1903 in a transfer from Harriet and John Plumer to Henry F. Plumer. John H. Plumer acquired ownership from Henry in 1912. The 1912 city directory indicated that William G. Champlin, a conductor for the Chicago, Rock Island & Pacific Railway, lived in the house. Champlin occupied the house until 1921 and appears to have moved to 408 Glen Ave. by 1922. William Champlin, his wife, Lenora, and their son Harold, were listed at this address in the 1920 U.S. Census as renters. J.R. Reed occupied the house from 1924 to 1926, when he likely died. Then Edith M. Reed occupied the house from 1927 through at least 1935. According to the abstract, Edith M. Reed acquired the property in 1923 from the Plumers and lived here until her death in 1951. [It should be noted that while the 1900 U.S. Census listed John G. Aten, a carpenter, and his family living at this address as owners, this information is completely at odds with the property abstract, which has no mention of ownership for Aten. The 1905 Iowa State Census did list members of the Aten family at "434 Glen;" therefore, the "424" listing in the 1900 census is likely an error.]</p>
<p>428 Glen Ave.</p>	<p>1910 (A) c.1905 (O)</p>	<p>The 1905 Iowa State Census listed Christian, Lydia, and Della Byers at this address. The 1910 U.S. Census listed Norman Hendrickson, his wife, Gertrude, and son John at this address as renters. Hendrickson worked as a chemist at a drug company. The lot transfers indicate that Arthur B. Sweeting was owner of the property having acquired it via a probate deed in 1900 from J.T. Oliver. Sweeting is known to have owned many lots in the district; therefore, it appears likely that he built this house c.1905 for a rental property. He sold the property to Maud Durfee in 1914. It remained in the Durfee family until 1959. The city directories listed W.D. Durfee at this address from 1915 through 1925. The house had several different occupants after Durfee, including Mrs. Cloie O. Stryker from 1934 through at least 1935. The house was vacant in 1926-27 and again in 1932-33. It appears that while the Durfee family did occupy the house for a time, they did not always live here during their ownership of the property. The address was not listed in either the 1900 or 1905 censuses;</p>

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429 Glen Ave.	1910 (A) c.1895 (O)	therefore, a c.1910 date of construction is likely. The 1895-1900 city directories listed Walter D. Smith at 429 Glen Ave., with the 1900 U.S. Census listing Smith, as a "capitalist" living at this address with his wife, Martha, and son, John. The family was renting this property at the time. By the 1902-03 city directory, Wm. L. Beattie was listed at this address. He worked for the Illinois Central Railroad. Peter Korth, a banker, was listed here in 1907-13. The 1910 U.S. Census indicated that the Korth family was also renting this property. He was listed as a bank president. His household included wife, Amelia, and two sons. In the 1918-30 city directories, F.L. Roecker was living here. The house sat vacant from 1932-34, with Harry B. Burton living here in 1935.
433 Glen Ave.	1920 (A) c.1901-02 (O)	Rose M. Patterson was listed at this address in the 1901-03, 1907 and 1910 city directories, the 1905 Iowa State Census, and in the 1910 U.S. Census where it was noted that she was then renting this property. The lot transfers indicate this property was owned by Arthur B. Sweeting (who owned many properties in the district) and was acquired via a probate deed in 1900 from John T. Oliver et al. (Oliver also owned other properties in the district and is known to have lived at 331 Park Ave.) Interestingly, Rose M. Patterson was the daughter of John T. Oliver, and at the time of the 1900 U.S. Census was living at 331 Park with her parents, sisters, and Rose's three children. The census listing noted that Rose was divorced, although earlier city directories listed her as widowed. She was living at 455 Glen by 1911. By 1918, T.N. Petersen was living at 433 Glen, with Phillip H. Waldorf listed as the occupant of the house from 1921 through at least 1935 in the city directories. The lot transfers indicate that J.C. Jensen acquired the property in 1913 from Sweeting, with Louise A. Waldorf acquiring it from Jensen in 1919. It remained in her possession until her death c.1960. Louise was formerly married to a Cunningham. After she was widowed, she married Phillip Waldorf, a jeweler, and they moved into the house at 433 Glen upon their marriage. The house is generally known in the neighborhood as the Waldorf House.
434 Glen Ave.	1920 (A) c.1900 (O)	This address is listed in the 1905 Iowa State Census as the residence of Mary Aten and members of her family. The Aten family, with John G. Aten, then as head of household may have been living at this address at the time of the 1900 U.S. Census, although the address listed in the census is "424" Glen. [However, as noted above under 424, the Atens, who were listed as owners in the 1900 census were not listed anywhere in the property abstract for 424 Glen. Therefore, it is concluded that the Atens were associated with 434 Glen instead of 424.] John G. Aten, was a carpenter in 1900 and could have been responsible for the construction of the extant house around that time. His household in 1900 included wife, Amanda, and their six children, who included daughter Mary, then listed as 29 years of age. [In the 1885 Iowa State Census, the Aten family was living elsewhere in Council Bluffs. The Aten family was living at 471 Park Ave. by the time of the 1897-99 directories; therefore a c.1900 date of construction appears likely for the property at 434 Glen Ave.] The 1910 U.S. Census listed Solomon J. Shugart as the head of household for 434 Glen, along with his wife and son, two boarders, and his niece. The boarders included a 37-year-old Mary Aten. By the 1910 city directory, G.H. Keating was listed at this address and worked as a traveling agent, or salesman. Keating was still listed here in the 1913 directory; however, the 1915 city directory again listed Mary Aten at this address. By the 1917-22 city directories, G.F. Sparks was living at this address. Sparks was listed at this address in the 1920 U.S. Census as owner of the property. The Sparks household included his wife and three children. Sparks was working as a bank accountant in 1920. In 1922, Albert McGinn was also listed at this address along with Sparks, with McGinn then listed in the subsequent city directories at this address through at least 1935. Albert McGinn was a lawyer practicing since 1914. His wife, Kathleen, was admitted to the bar in 1937. The McGinns had ten children, who were the subject of a glowing article written by famed correspondent, Ernie Pyle, in the late 1930s, who labeled them the "Marvelous McGinns."

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<p>437 Glen Ave.</p>	<p>1920 (A) c.1911 (O)</p>	<p>This house was first listed in city directories in 1912 with Clarence E. Cunningham as the occupant. Cunningham was a jeweler and optician, who occupied the house through at least 1935. The lots transfers for this property show that Sarah J. Cunningham acquired the property in 1911 from Arthur B. Sweeting, who owned a number of other lots in the district. Sweeting had acquired it from John T. Oliver, whose name also appears on other abstracts. [Prior to that, the lot transfers in the Auditor's records show a drop in the chain-of-title, with the preceding transaction having been from Anna Darrough to D.F. Eicher, executor, in a change of title deed in 1883. Austin Darrough had acquired the property from D.G. O'Neil via a Warranty Deed in 1879; however, census records indicate that the Darrough family lived elsewhere in the city in the 1880s-early 1890s. Anna Darrough acquired title by 1880 and was still in possession in 1883.] Clarence Cunningham was added to the deed in 1917. The property remained in the Cunningham family until 1981. The 1910 U.S. Census indicated that Sarah Cunningham was the 71-year-old widowed mother of Clarence, then 43 years of age, and that both were then living in a house on West Broadway. Clarence was listed in that census as a jewelry merchant. While a house with a similar footprint appears to be shown on the 1896 Sanborn fire insurance map, this address was not listed in the 1900, 1905, or 1910 censuses. Therefore, at present, the strongest evidence for the extant house dates from c.1911 when the Cunninghams acquired the property and were known to be in residence by 1912.</p>
<p>438 Glen Ave.</p>	<p>1900 (A) c.1890 (O)</p>	<p>This house appears to have originally been built as a double house, or duplex, and originally had the address of 438-440 Glen Ave. Currently the house is a single-family residence with the sole address of 438 Glen. The house was shown on the 1896 Sanborn fire insurance map as a duplex. The 1900 U.S. Census listed William Strong, his wife Henrietta, and mother living at 440 Glen and Fred Eastland, his wife May, and two daughters living at 438 Glen. Strong was listed as an owner of his unit and worked as a traveling salesman. The Eastlands were renting their unit, with Fred working as a railroad postal clerk. According to the lot transfers for 438 Glen Ave., from 1890 to 1902, Henrietta Strong and her husband, William, owned this property having purchased it from George Brown. It would appear from the census and lot transfer data that the Strongs probably owned the entire house during their tenure and lived in the 440 unit while renting out the 438 unit. The 1892 city directory listed W.A. Strong, traveling salesman, living at "436 Glen," which is either in error or an earlier address applied to this house. Therefore, a c.1890 date of construction is postulated based on the acquisition of this property by the Strongs in 1890. The 1905 Iowa State Census listed 440 Glen Ave. as occupied by Harry, Sadie and Helen Morene and Seth and Sarah Craig. It may be that both units were referred to as "440" in this census as no listing for "438" was found in the 1905 census. The 1908 through 1913 city directories listed Milton A. Metzger, editor of the <i>Nonpareil</i> newspaper, as living at this address with the 1910 U.S. Census listing him in the 440 unit and Edna Jackson and her mother living at 438 Glen. Edna Jackson was a dressmaker working out of her home, which the census listed her as owning. Metzger was also listed as an owner of his property. The property lot transfer data from the Auditor's office indicate that Edna Jackson acquired the property in 1902-03 from Margaret McGee, with Jackson then transferring the property to her mother, Elizabeth Matthews, in 1909. Frank Roecker later acquired the property from Elizabeth Matthews in 1918. Frank and his wife, Roxie, owned this property until 1951 when Roxie passed away, but it remained in the Roecker family until 1975.</p>
<p>439 Glen Ave.</p>	<p>1890 (A) c.1880 (O)</p>	<p>According to the 1882 city directory, N.A. Taylor, a grocer, was living at this address. In 1895, the occupant was R.H. Nichols, who was also listed at a nearby address in 1894. Nichols was a long time official at Groneweg & Schoentgen in Council Bluffs. He was a bookkeeper, secretary, and treasurer at Groneweg & Schoentgen. Nichols was still living at this address at the time of the 1900 U.S., 1905 Iowa State, and 1910 U.S. censuses, with the 1900 and 1910 censuses noting that the Nichols family was renting this property. By 1914,</p>

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		<p>Fred Van Tuyl was listed at the address in the city directories. Then from 1915 through at least 1935, William A. Groneweg occupied the house. Groneweg was born in Hanover, Germany in 1838, and first resided in Council Bluffs in 1861. He began in the grocery business upon his arrival in town, and formed his partnership with John Schoentgen in 1878. Groneweg was elected mayor in 1886 and elected as state senator in 1888. His tenure of occupation in the subject house would have been during his retirement years. The property abstract shows that Julia and N.A. Taylor purchased the property in 1880 for \$250 and took out a \$400 mortgage that same year. The mortgage was released six years later. Julia Taylor died by 1892, with Nelson A. Taylor and their daughter, Gertrude Taylor, transferring the property to Albert A. Clark that year. The Clarks mortgaged the property for \$10,000 in 1906, with the mortgage released in 1910. However, it does not appear that the Clarks ever actually lived at this property. They owned a great deal of property including four properties on Clark Ave. and the Clark Apartments on Fourth St., and the Clark Block at Pearl and Main, among others. Albert Clark was a chattel mortgage and real estate loan operator. At the time he purchased the Glen Ave. property, Clark was living at 419 West Broadway. He later lived at 507 Clark Ave. The large mortgage taken out in 1906 by Clark for the Glen Ave. property suggests that he was either building a new dwelling at this location or extensively remodeling an older dwelling. The extant porch certainly dates from this time period but the elaborate decorative woodwork on the front gable end suggests an older design. There was certainly a house on this lot in 1882 built by the Taylors; whether, this is the extant house which was updated in the early 20th century by the Clarks or was replaced entirely in 1906 by a newer house, is not presently certain.</p>
<p>442 Glen Ave.</p>	<p>1920 (A) c.1904 (O)</p>	<p>William L. Beattie, a commercial agent for the Illinois Central Railroad was listed at this address in the 1906 and 1907 directories but not in the 1902-03 directory. The house was definitely present by 1905 when the Iowa State Census listed William and Marian Beattie and their family at this address. The 1910 U.S. Census listed the Beatties still at this address as owners, with William listed as a freight agent for the railroad. Beattie lived at the home until 1928, when he died. From 1929 through at least 1935 his widow, Marion W. Beattie, occupied the house. The lot transfers indicate that William Beattie purchased the property in 1904 from Arthur B. Sweeting, who owned many other lots in the district. Marian Beattie retained possession until her death in 1946. Current owners are John and Mary Ann Andersen. From these data it appears likely that the house was built c.1904 by the Beatties.</p>
<p>444 Glen Ave.</p>	<p>1900 (A) c.1903-05 (O)</p>	<p>Clair J. and Helen Stillwell House. The 1905 Iowa State Census listed Clair J. and Helen Stillwell at this address. The 1910 city directory listed William P. Hughes, the vice president of the Nonpareil Company, and Clair J. Stilwell, a real estate agent in residence, although the 1910 U.S. Census lists Hughes as living at 322 Glen Ave. [Hughes was also later associated with 315 Glen and 337 Glen.] The 1910 U.S. Census listed Stilwell and his wife, Helen, as the owners and sole occupants of 444 Glen Ave. By 1911, Stilwell was the only listed occupant of the house in the city directories and lived here until through the 1920 U.S. Census. Howard McDaniel lived in the house in 1921; Louie Kay from 1922 through 1924; and John Kay from 1925 through 1929. Leon Ellsworth Morse, an insurance agent, occupied the house from 1930 through at least 1940. The property abstract indicates that Clair Stillwell purchased the property from Fayette Gleason (who lived at 445 Glen) in 1903. Clair and his wife, Helen, transferred the property to Louie Kay in 1923, with it transferred to John Kay the following year. Subsequent owners included: Charles Guggenmos (1929), and Leon Morse (1929-55), and F.P. and Constance Turner (1955-60). The abstract information, coupled with the city directory and census listings, suggest that the house was built by Stilwell sometime between 1903 when they purchased the property and 1905 when the census listed them in residence at this address.</p>

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445 Glen Ave.	1870 (A) c.1870 (O)	Fayette O. and Laura Gleason House. This house was built c.1870 when Gleason brought his bride to Council Bluffs. Gleason was listed in the 1869 city directory as living on Glen Ave. (no St. number was listed) but according to the property abstract, he did not purchase this property until June 1870. The price of the transaction of \$450 suggests that the extant house was not yet present; therefore, it is likely that Gleason built this house either later that year or shortly thereafter. The 1880 U.S. Census listed Gleason as a grocer and his household including wife, Laura, their three children, and a servant. The 1900 U.S. Census listed Gleason simply as a "capitalist." Gleason held several occupations during his tenure in this home including being a partner in Hays & Gleason grocers, the treasurer of the Council Bluffs Handle factory, and the vice president of Citizens State Bank. Fayette Gleason occupied the house until his death in 1918. His widow, Laura, occupied the house until her death in 1934. The property stayed in the Gleason family until 1954 when it was purchased by Lucy Beall and R.B. Graeme, who lived here until 1995. [A photograph taken of the property in June 1954 and published in the <i>Nonpareil</i> at the time of the purchase of the house by the Graemes shows the Craftsman-style porch on the house.]
449 Glen Ave.	1900 (A) c.1905 (O)	The 1905 Iowa State Census listed this address as the residence of Anna, Ella, and Connie Albright. [The 1902 city directory listed the Albright family as then living on S. 7th St.] The 1909 city directory listed 449 Glen as the residence of Anna R. Albright, a widow. W.H. Miller, a clerk, occupied the house from 1910 through 1913 according to the city directories. Several different residents occupied the house at 449 Glen from the 1910s through the 1930s, including Leo C. Davis, a painter, who occupied the house from 1931 through at least 1935.
451 Glen Ave.	1900 (A) c.1902 (O)	The 1902-03 city directory lists William S. Rigdon, a bookkeeper for Russell & Company, at this address, but by the 1905 Iowa State Census, the Rigdon family was living at 303 Glen Ave. [No listing for this address could be found in the 1900 U.S. Census.] The next known occupant of 451 Glen was John M. Hibbard, a carpenter, in 1910, with the census listing for that year indicating that he rented this property. Different members of the Hinit family, including S.H., Lois, Don and Ada, occupied the house from 1913 through at least 1935. In 1910, Sidney and wife, Ada, were living as renters at 334 Glen Ave. Hinit was a steam railroad conductor. The 1920 census listed only Ada Hinit at "459 Glen," and by that time she was listed as owner.
453 Glen Ave.	1920 (A) c.1900 (O)	The 1900 U.S. Census listed this address as occupied by Fred S. and Nellie Mull as renters of this property. Fred Mull worked as a traveling salesman. [Fred Mull was living elsewhere in the city in 1897-98 but was living at 453 Glen by the 1899-1900 city directory.] The 1905 Iowa State Census listed Alex F. and Maggie E. Gillet at this address, with the 1913 city directory listing W.R.C. Mynster at this address. From 1917 through 1931, the city directories listed Fred Anderson at this address. From 1932 through at least 1935 Howard McDowell occupied the house. According to the lot transfer records, Mynster must have been a renter as he did not own this property. Fred Anderson acquired the property in 1916 from John J. Hughes, who had taken ownership in 1913. There were a series of different owners between 1906 and 1912 including Blanche Schullian, Martin Alleshouse, H.F. Knudsen, Charles F. Stout, A.M. Cramer, and W.H. and Mary Lynch. Howard McDowell (or McDaniel as he was listed in the lot records) and his wife, Elizabeth, owned the property from 1931 until 1961. There are no earlier records available for this property at the present time. The style of the house suggests an 1890s date of construction, with it certainly built and occupied by 1900.
455 Glen Ave.	1910 (A) c.1896 (O)	This house appears to have been present by the time of the 1896 fire insurance map. The first known occupant listed at this address was Henry S. Covert, a blacksmith and carpenter, who was listed here from 1900 through 1907. The 1899-1900 city directory specifically listed Henry Covert as a blacksmith for the Sprague Iron Works Co., with his residence at 455 Glen. The 1900 U.S. Census listed the Covert household at this address as including Henry, his wife, Teresa, and their four children. They were also listed as owners of this house. Henry was

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		<p>listed simply as a blacksmith in the census. The 1910 city directory listed Harney Forest, a carpenter, at this address. The 1910 U.S. Census listed the Forest household at this address as including Harney, his wife, Tresa, and their two children, and Tresa's mother. Forest was listed as a house carpenter and owner of this house. From 1911 to 1913, Rose M. Patterson was the occupant of the house. [Patterson had earlier lived at 433 Glen and 331 Park. She was the daughter of John T. Oliver.] Various people occupied the house from 1914 through 1923, when Samuel L. Blanchard first occupied the house. Blanchard resided at the address until at least 1935. According to the lot transfers, Shullian Blanchard acquired this property in 1895 from Theodore Larson and his wife. Teresa J. Covert owned by the property by 1907 when it was transferred to H.J. Covert, who transferred it to Lillian C. Ellis in 1914. Max Peterson acquired the property from Ellis in 1919 and he transferred it to S.A. Blanchard in 1923. Subsequent owners included: Fred and Mabel Howlette (1938-44), George and Helena Scheer (1944-70), Fay and Shirley Carrell (1970-72) and Ronald Shaw (1972-present).</p>
500 Glen Ave.	1914 (A) c.1912 (O)	<p>The Assessor's record lists a specific year, 1914, for the construction of this property; however, the city directories have listings starting in 1912. The first known occupant was Edward L. Duquette, who was listed here in 1912. Duquette was the president of the P.C. DeVol Hardware Company. Duquette lived in the house until 1921, when Frød Widtfeldt first occupied the house. Widtfeldt lived here through at least 1935. Everett and Adeline Warford owned the house from 1948 to 1964. Warford was a jeweler, and the house known locally as the "old Warford House." No listing has been found for this address in the 1905 Iowa State Census. In the 1910 census, Edward L. Duquette and his family were living at 307 Glen Ave. as renters. By 1920, the Duquettes were listed as owners of 500 Glen Ave. in the census.</p>
504 Glen Ave.	1910 (A) c.1913 (O)	<p>The house was most likely built around 1913. The address was first listed in the city directory in 1914 when C.E. Swanson was in residence. The 1915 Iowa State Census listed C.E. Swanson, a 36-year-old lawyer, at 504 Glen Ave. Swanson lived at the address until 1920 when both Swanson and the Mathis family were listed at the house in the city directories. From 1920 through at least 1935 Edwin L. Mathis, a salesman for a candy company, and his family occupied the house. The 1920 U.S. Census listed Ed L. Mathis, his wife, Rena, their daughter, and his mother living at 504 Glen Ave. as owners.</p>
506 Glen Ave.	1915 (A) c.1908 (O)	<p>The first known resident at the address was Preston Clark, the business manager at the New Nonpareil Company, in the 1908 city directory. The 1910 U.S. Census listed the Clark family at this residence as renters. [By the 1915 Iowa State Census, Preston Clark was living at 310 Park Ave.] The next known occupants of 506 Glen were J.H. (or J.R.) and Georgiana Mayher from 1913 through 1918. [In 1910, John R. Mayher was working as a railroad brakeman, with the family then living on Frank St.] Harold C. Smith occupied the house from 1920 through 1922. The 1920 U.S. Census listed Harold C. Smith as owner of 506 Glen, with his household including wife, Esther, their daughter, and his mother. Harold Smith was working as the manager of an oil company in 1920. Jacob Larsen occupied the house from 1924 through 1931. Aug. C. Jarchow occupied the house from 1934 through at least 1935 according to the city directories. [The roof of this house is shown in a photographic view of the reservoir in Fairmount Park, which also showed the old caretaker's house, which was replaced in 1920, but does yet not show the 1915 Glendale pumping station.]</p>
507 Glen Ave.	1915 (O)	<p>Glendale Pumping Station located at the south end of Glen Ave. and the north end of Fairmount Park. The city reservoir is just upslope from this location as well as the former caretaker's cottage 508 Glen Ave.). The pumping station is still in use and owned by the City of Council Bluffs. It was built in 1915 as "High Service Pumping Station No. 1." It was designed by local architects, J. Chris Jensen and G. Bernard Larson as indicated on the original blueprints.</p>
508 Glen Ave.	1920 (A) c.1920 (O)	<p>Glendale Reservoir Caretaker's Cottage located southwest of the south end of Park Ave. in the district and at the north end of Fairmount Park. This is the second caretaker's house at this</p>

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		<p>location and was built around 1920. It still functions as a private residence but is no longer associated with the city's Glendale reservoir and pumping station. Otto Pfeiffer, foreman for the Council Bluffs city waterworks lived at this address during his tenure as caretaker. He is listed at this address in the city directories as early as 1906 through 1914 and again in 1932-35. As noted above, the extant house replaced the older caretaker's house around 1920. The 1920 U.S. Census listed Otto Pfeiffer at 508 Glen Ave., with his household including wife, Mary, son Harry, and daughter, Clara.</p>
<p>102 Park Ave.</p>	<p>1845 (A) c.1895-96 (O)</p>	<p>The Assessor lists the construction date of the house as 1845. A local historian, Art Rogers, was noted in 1982 as believing that the house might have been the "Moore house built in 1857." There was a J.W. Moore living in the Park Ave. vicinity in the 1870 U.S. Census; however, Moore does not appear in the 1860 U.S. Census for Council Bluffs. The first confirmed occupant of the extant house at 102 Park Ave. was Wallace Shephard in 1895-96 when he was listed in the city directories at this address. [The 1896 fire insurance map does show a house with a similar footprint at this address.] Shephard was a clerk, teller and cashier. The 1900 U.S. Census listed the "Shepard" household at 102 Park as including Wallace, his wife, Ida, their two sons, and a servant. Wallace was listed as a bank teller but was also listed as renting this property. The 1905 Iowa State Census still listed Wallace and Mary "Shepherd" and their family at this address. From 1909 to 1911, Earl A. Beardsley, a bookkeeper, occupied the house. The 1910 U.S. Census listed Beardsley and his family and a boarder at this address. Beardsley was listed as owner and working as a bookkeeper. From 1915 to 1917, the Kuhl family resided at the address, and from 1918 to 1928 W.F. or F.W. Shadden occupied the house. Finally from 1930 through at least 1935 Ray and then Hazel Pearson lived at the home, even though the house was listed as vacant in 1933. The town lot transfers for this property at the Auditor's office only go back to 1912 when Earl A. Beardsley obtained the property from Ray B. Beardsley et al., although as noted above, the 1910 census listed Beardsley as the owner of this house. Kate M. Shadden obtained title in 1925, with Morris Pearson owning it by 1929 (see also 192, 198, and 304 Glen for Morris Pearson). Roy W. Pearson obtained possession by 1930. The Queen Anne style of the house is more compatible with a c.1895-96 date of construction when it is known that Wallace Shephard was in residence and the house was shown on the 1896 fire insurance map.</p>
<p>103 Park Ave.</p>	<p>1900 (A) c.1897 (O)</p>	<p>The city directories list George Skinner at this address in 1897-98. Skinner was in carpet sales. The 1900 U.S. Census listed the Skinner household at 103 Park Ave. as including George, his wife, Callie, her two sons, and <u>12</u> boarders. Skinner was listed as a renter of this property in the 1900 census. In the 1905 Iowa State Census, Christ, Rosina and Pauline Gerock were listed at this address [the Gerocks were living at 107 Park Ave. c.1902-03]. By 1906 Fremont Benjamin, an attorney, and Wallace Benjamin lived at 103 Park Ave. The 1910 U.S. Census listed this address as the household of Fremont Benjamin, his wife, Maud, and their two sons, one of who was Wallace, his brother-in-law, and two boarders, Fremont was listed as a general practice lawyer and owner of this house. His wife was listed as a church musician. Wallace Benjamin was listed in the city directories as being in "Real Estate, Loans, Rentals, and Insurance." Both Benjamins lived at the home until 1913. Fremont Benjamin stayed at the house until 1927, when he likely died. From then until at least 1935, the house was occupied by his widow, "Maude" E. Benjamin. [The Benjamins also lived at 447 Park in 1900, 205 Park from 1902-06, and Wallace lived at 163 Glen after 1914.] The original style of this house is consistent with an 1890s date of construction.</p>
<p>104 Park Ave.</p>	<p>1900 (A) c.1914 (O)</p>	<p>Cecelia and Christian Anderson House. The house was built between 1913 and 1914, with Christian Anderson listed at this address in the city directories from 1914 until 1920. In 1921 and 1922, George Rieder lived at the address, and in 1924 and 1925 Paul E. Robertson lived here. From 1926 through at least 1935, Loren W. Andrus occupied the house, according to city directories. The 1920 U.S. Census shows that Rieder and his wife, Etta, their two</p>

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		<p>daughters and a lodger, were then living at 104 Park Ave. Rieder worked as a traveling salesman for a broom company. The census listed them as owners. The lot transfers for this property confirm that Anderson (or Andersen), Rieder, and Andrus were owner/occupants, while Robertson was a renter. Cecelia Anderson acquired the property via Warranty Deed from Earl A. Beardsley in 1913. Beardsley had filed the plat for this subdivision along Park Ave. in 1912 and lived at 102 Park Ave. Anderson transferred the property to George Rieder (or Reider) in 1919, with the Reiders retaining possession until 1925 when M. Edna Andrus became owner. She retained possession until 1962 when it was transferred to Robert and Hazel Andrus and soon thereafter to L. Wallace Fleming and Lloyd Abel. Given that the Andersons acquired the property in 1913 but were not listed in the city directory until 1914, it is assumed that this house was built c.1914 and is consistent with the style of the house.</p>
<p>107 Park Ave.</p>	<p>1920 (A) c.1900 (O)</p>	<p>The address is listed in the 1900 U.S. Census, with David Virgil, a music teacher, and his family living at this address as renters. Chris F. Gerock, a marble cutter, was listed as the occupant in the 1902-03 city directory. The 1905 Iowa State Census listed the William and Anna Steinbaugh family at this address, with Gerock listed at 103 Park Ave. From 1906 through at least 1935, Albert and Clara Brown were the primary occupants, according to the city directories. Albert Brown operated a meat market. The 1910 U.S. Census listed the Brown family at this address as owners. This small house sits on parts of three lots, and the lot transfers are complicated as a result and unclear as to when it was built and the identity of the builder. Milton Rogers owned two of the lots by 1866 when they were transferred to A.G. Bassett. The Bassett family retained an interest in the property through at least 1883 when G.A. Keeline became owner. In the 1880s-90s, subsequent owners included B. and W.B. Silloway, Octavia Stephenson, W. Runyan, and W.R. Vaughen before Stephenson lost the property via Sheriff's Deed to the Central Loan & Trust Assn. The property was then transferred back to W. Runyan by 1912. The third lot was owned by Maria Mynster by 1868, with the other succession of owners including Keeline, Bassett, Silloway, Runyan and Stephensen coming into the picture by 1882. George Keeline did live on Park Ave. in the late 19th century; however, his house is no longer extant (see 129 Park Ave.). It is known that Washington Runyan and Maria Mynster did not reside at this location, with Runyan having lived at 109 Park Ave. for a time. Mynster lived elsewhere in the city.</p>
<p>109 Park Ave.</p>	<p>1900 (A) 1887 (O)</p>	<p>The site inventory form for this property indicates that local historian, J.R. Perkins, identified this as the "Runyan/Demperwolf" house built in 1887. William G. Woodbury, a traveling salesman, was listed at this address in the 1900 U.S. Census as a renter along with his family. Woodbury lived at the address for only a short time after the turn of the century, because he is not listed in the 1902-03 city directory. The 1905 Iowa State Census listed 109 Park Ave. as the residence of Washington and Mary Runyan and their two daughters. By the 1909 city directory, however, William Robinson, the manager of a piano company, was listed at this address. From 1914 through 1920, F.A. Spencer was shown at this address, followed by the Wallert family (A. Albert, Charlotte, and William) from 1927 to 1929. The address was listed as the "Alvarado Apartments," six different units, from 1930 through at least 1935, according to city directories. The property abstract does show Washington Runyan and his wife, Mary, having ownership of the property around 1887 but they also owned the lots next door at 107 Park Ave. during this period as well. The 1889 city directory listed W. Runyan of C.A. Beebe & Co. as living at "209" Park Ave., which was also the address of Thomas Tostevin, who is the known owner of 209 Park during this period. [It may be that the 209 Park listing for Runyan is in error, or that he was actually living in the Tostevin household in 1889; however, it is doubtful that the Runyans would have been boarding with anyone other than Mary's family, who also lived in the neighborhood even if they were in the process of building a house at 109 Park. Therefore, it is strongly suspected that the 1889 directory listing for Runyan is an error.] The next available directory in 1892 listed Runyan then in residence at</p>

		<p>"109" Park Ave. The abstract shows the Runyans retained ownership of 109 Park Ave. until 1912 when it was conveyed to H.J. and Minnie Lohr for \$4500, with Frederick A. Spencer acquiring it in 1913. The Spencers owned and occupied it until 1924, when it was sold to A.C. and Myrtle Overton. Washington Runyan was the brother-in-law of Calvin Beebe, whose home was at 135 Glen Ave. and who had a furniture store at 201 W. Broadway. Washington Runyan joined him in the business, which was renamed Beebe & Runyan Furniture Co. The business and the Runyans eventually moved to Omaha, Nebraska, where Washington and Mary Runyan were living by the time of the 1900 U.S. Census. However, by the 1905 Iowa State Census the Runyans had moved back to the 109 Park Ave. address. It would appear that they had rented out their house in Council Bluffs during their tenure in Omaha. The extant house at 109 Park Ave. is stylish enough to reflect construction by, and for, a prosperous businessman in Council Bluffs; therefore, a construction c.1887 by Washington Runyan is entirely plausible. The "Demperwolf" connection with this house was later in the property's history, with Marie and Arthur H. "Dempewolf" purchasing this house in 1944.</p>
114 Park Ave.	1920 (A) c.1880 (O)	<p>A.M. and Sarah Beardsley House. This address was listed in the available city directories from 1889 through 1935, with the 1891 Sanborn fire insurance map showing a similar-shaped house on this lot. For many years members of the Beardsley family occupied the house. In 1889, A.M. Beardsley, a druggist, lived here. The 1880 U.S. Census listed Amsi Beardsley, a druggist, his wife Sarah, and their son Earl as living on Market St. in Council Bluffs, with the census noting that the houses were not numbered on this St. Market St. was the original name for what later became Park Ave.; therefore, it appears that 114 Park Ave. was built c.1880, with the city directories definitely placing the family at this address by 1889. From the mid-1890s until c.1909, Earl A. Beardsley, a bookkeeper and clerk at the Crystal Mill & Grain Company, lived here. The 1900 U.S. Census listed Beardsley household at this address now headed by the now widowed Sarah and including sons, Earl, Ray, and Mantor, and a lodger. Sarah was listed as owner of the house, which she remained in the 1910 U.S. Census when her household consisted of herself, son Mantor, and a servant. From 1911 through 1913, Sarah's son Ray B. Beardsley, an electrician and later a salesman, was listed as the occupant in the city directories. Various others occupied the house through the 1930s, including Frank C. Holloway, who lived in the house from 1924 through 1930, according to the city directories. The lot transfer records for this property indicate that the lot was platted as part of the Beardsley Subdivision along Park Ave. in 1912, with Earl Beardsley retaining ownership until 1912 when it was transferred to Ray Beardsley, who in turn transferred it to Lillian Benjamin the following year. Sometime between 1913 and 1919, Jessie M. Meier acquired title and then transferred it to E.F. & E.M. Booher in 1919. Subsequent transfers included: Booher to Peter Poulson (1919), Poulson to F.C. Holloway (1923), and Holloway's widow to Charlotte Wollert (1940). From these data, it appears that his house was first built by 1880 for the Beardsley family, who retained ownership and occupied the house until 1913. [Earl A. Beardsley also owned and lived at 102 Park Ave.]</p>
120 Park Ave.	1900 (A) 1906 (O)	<p>The home was likely constructed in 1906, because there are no 1900 or 1905 census entries for the address but there was an occupant listed at this address in the 1906 city directory when Alanson J. Durfee, manager of Durfee Furniture Company, was in residence. [In 1900, Durfee was renting 134 Park Ave. with his wife, Ida, and their two sons.] The 1910 U.S. Census listed Durfee, his wife, Ida, and one of their sons at 120 Park Ave. as renters. The Durfees occupied the house until 1917, when Silas E. Stevenson was listed in the city directory at this address. [From 1913-16, Stevenson had been living at 441 Park Ave.] The 1930 U.S. Census listed Stevenson as owner of 120 Park Ave., where he lived with his wife, Elenora, a nephew, and four roomers. Stevenson was listed as a commercial traveler for a manufacturing company. The Stevensons stayed in the house until 1932, when Catherine Daily was listed as the resident in the city directory.</p>

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Park/Glen Avenues Historic District

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125-27 Park Ave.	1940, 1960 (A) mid-1940s, 1986 (O)	The address includes two different apartment buildings. The building at 127 Park was built in 1986 as a four-plex by Al Hudek and his wife, who live at 129 Park Ave. The building at 125 Park Ave. is an older apartment building containing five units. The Assessor gives a date of construction for this building as 1940, with a 1940s date plausible given the history of this property which was associated with the Keeline House property at 129 Park Ave. The Keeline House was demolished in the mid-1940s.
126 Park Ave.	1890 (A) 1890 (O)	Homer H. and Sarah Field House. The house was built in 1890 by the Fields after their purchase of the lot from Simon Eiseman that same year. The Fields lived at the house until 1894, when Sarah died, but Homer retained ownership until 1900 when it was sold to Max Baumeister according to lot transfers at the Auditor's office. The Baumeister family retained the property for the next 80 years. Homer Field was a member of the Council Bluffs City Council, a member and president of the Board of Education, Chief of Police, Justice of the Peace, and conducted the draft for Civil War soldiers. He was also noted for helping to organize the Fairview Cemetery Association and for co-authoring the 1907 <i>History of Pottawattamie County</i> , with Judge Joseph Reed. After the death of his wife, Homer Field moved in with his son-in-law and daughter, Thomas and Emma Cavin, at 150 Park Ave. James Crockwell, who sold books, stationery and wallpaper, lived at the address in 1900-01 or 1902 as a renter when Max Baumeister first occupied the house. Baumeister, and his wife Antonia, lived at the address until at least 1935, according to the city directories. The 1910 U.S. Census listed Max Baumeister as a salesman in a furniture store. He was then 66 years of age and a German immigrant. His wife, Antonia, was actually listed as the owner of 126 Park Ave. in the census. Their two sons were also in residence in 1910. One of the sons, Max Baumeister, Jr., inherited the house upon his father's death and lived here with his wife, Toscia. He was first violinist with the Omaha Symphony. Toscia Baumeister continued to occupy the house after her husband's death.
129 Park Ave.	1940 (A) c.1946 (O)	Oscar and Ann Beisendorfer House. The Assessor gives a 1940 estimated date of construction for the current house, which has had several additions. The previous house on this lot had been the 1882 home of prominent Council Bluffs citizen George Keeline. The Keeline house was still standing to at least 1935 when the city directory listed Mrs. Carrie Keeline in residence. A 1947 notice in the <i>Council Bluffs Nonpareil</i> indicated that Mrs. Oscar Beisendorfer was then living at 129 Park Ave. Oscar Beisendorfer was a building contractor at the time of the 1930 U.S. Census when he was living on Ave. B with his family. A 1955 newspaper article indicated that by that time he was the city building inspector (<i>Council Bluffs Nonpareil</i> 1955). The abstract that includes this property indicates that Oscar and Ann Beisendorfer purchased this property at a tax sale in 1944 and took out a mortgage in 1946 for \$1500. The extant house was built around that time after the old Keeline House had been demolished.
130 Park Ave.	1924 (A) 1924 (O)	The Assessor's record lists the house's construction year as 1924, while the city directory first listed the address the following year, in 1925. From 1925 through at least 1935 Harry C. Harrison occupied the house. The 1930 U.S. Census listed Harry, his wife, Olga, and their daughter, Kathryn, at this address as owners. Harry was then a postal clerk for the railroad. In 1920, the Harrison family was living on Lincoln Ave. in Council Bluffs where he was working as a postal clerk for the government. The property abstract indicates that Olga E. Harrison acquired the property via Warranty Deed from Phoebe Brave in 1923, with the Harrisons retaining possession through their lifetimes, with their daughter, Kathryn (by now married to Arthur J. Rogers, Jr.) owning the property from 1955 until 1997, when the estate of Arthur J. Rogers transferred the property to Diane Franks via a Court Officer's Deed. Art Rogers was a well respected Council Bluffs historian. Reconciling the directory, assessor, and deed information results in a date of construction between 1923, when the Harrisons acquired the property, and 1925 when the directories first listed the family at this address. Therefore,

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<p>134 Park Ave.</p>	<p>1900 (A) 1882 (O)</p>	<p>the 1924 date in the Assessor's record could be the actual date of construction.</p> <p>Simon and Esther Eiseman House. Labeled as the "Simon Eiseman House" on illustrations and photographs dating from the 1880s. According to the property abstract, Eiseman purchased Lot 155 in 1882 for the price of \$1400 from Napoleon and Permelia Bond, who had owned it since 1880 when they acquired title through a quit claim deed from Lysander and Stelena Babbitt, who had acquired it in 1871 for \$1500 from D.W. and Anna B. Carpenter. Anna Carpenter purchased the property on bond for the high amount of \$3400 in 1868 from Enos Lowe, with a Warranty Deed issued a year later. The property at 134 Park also includes part of Lot 160, which Eiseman acquired for only \$120 via Quit Claim deed in 1882. The lot transfers leading up to Eiseman's ownership indicated a "cloudy" title, with a number of Quit Claim, Tax, and Special Warranty deeds between different parties. Finally, in 1892, Esther and Simon Eiseman sold the now quieted title to Ella and S.P. MacConnell for the grand price of \$20,000. Simon Eiseman and his brother, Henry, were natives of Germany who settled in Council Bluffs in 1861. Together they opened a wholesale and retail clothing business. Simon Eiseman married Esther in 1872 (Baskin & Co. 1883). Another source indicated, however, the firm was first established as Barnard and (Henry) Eiseman and that Simon purchased Barnard's interest in 1875 and the firm then became H. Eiseman & Co. It was located at 408 Broadway (1880 city directory). In 1880, Henry Eiseman was living in the First National Bank Building, while Simon as living at the corner of "Center-6th-and Buckingham." In 1890, the <i>Daily Nonpareil</i> (December 28, 1890) carried an article detailing the failure of Henry Eiseman & Co. and noted that "Henry Eiseman is at the home of his brother Simon, on Park Ave. and is completely prostrated." When the store failed, the family all moved west to Colorado, which is reflected in the sale of 134 Park in 1892 to the MacConnells; however, they too appear to have encountered financial difficulties, with the property sold by the Sheriff to the highest bidder (investment companies) in 1894. It appears likely that both the Eiseman and MacConnell business interests were negatively impacted by the national economic crises of the early 1890s. The city directories indicate that in 1897, Alanson J. Durfee, of the Durfee Furniture Company, occupied the house. The 1900 U.S. Census actually lists two households at the same 134 Park Ave. address including that of Alanson Durfee and another headed by William Junger, who was an appraiser for the railroad. Both occupations in 1900 were listed as rentals. By 1905, Durfee was living at 142 Park Ave. before moving to 120 Park Ave. Philip H. Bender then living at 134 Park Ave. by the time of the 1906 directory. Around 1910, J.J. Spindler, a cashier at First National Bank, occupied the house until around 1918, when he presumably died. Spindler's wife occupied the house for only one year, 1920, after his death. Several different people occupied the house after 1920, including Orlie A. Kinsell, who lived in the house from 1930 through at least 1935. Orlie and Mabel Kinsell acquired the property in 1928 and retained possession until 1945 when Lawrence and Leona McLaughlin acquired the property. The Durfee occupation does not appear to have been as an owner as he is not listed in the lots transfers for this property, while Josephine Spindler owned it for a period in 1917-1922. The land transfers for this property continued to be convoluted and complex throughout its history, and by the 1960s the house had been subdivided into apartments.</p>
<p>135 Park Ave.</p>	<p>1920 (A) c.1940 (O)</p>	<p>Jay Arthur and Helen (Wessel) Cherniack House. The house was likely built some time after 1935, but before 1940, because it is not listed in any city directories up to that time but was listed in the 1940 Iowa Press Association's Who's Who as the residence of Jay Arthur Cherniack, president of the Iowa Finance Company. His father, Louis Cherniack, had organized this company. Jay Cherniack married Helen Wessel in 1936, and they may have built this home shortly after their marriage. Oral history suggests that this was a Sears-Roebuck catalog house.</p>

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<p>142 Park Ave.</p>	<p>1918 (A) c.1879 (O)</p>	<p>Richard Green appears to have been the first occupant of this address, with the property listed as early as 1880 when the U.S. Census listed the Green household on "Market St.," the original name for Park Ave. The 1880 census listed his household as including his wife, Jillah, a boarder, and a servant. Richard's occupation was listed as pork packer. The 1881 city directory listed his address as being on the west side of "Market 2nd" south of Pierce. By 1886, his address was listed as 142 S. 2nd, which was also an earlier name for Park Ave. Richard Green was part of Thomas Green & Sons, whose pork packing plant was located on the southeast side of the city along Mosquito Creek. Green continued to live here through the 1893-94 city directory. The property was sold to Peter Fotheringham in 1893. The property abstract shows that Zillah Green purchased the lot for \$800 in 1879 and when she and her husband, Richard, sold it to Fotheringham in 1893, the price had increased greatly to \$5500 indicating that the lot had been improved with a dwelling. Fotheringham, however, defaulted on his mortgage by 1898, with the title remaining with the Greens off-and-on until George Mayne finally acquired a clear title in 1904. Mayne and his wife, Zoe, retained ownership until 1918, when Mary Gallagher purchased the property. It does not appear that the Maynes occupied the property during their ownership, with the 1900 U.S. Census listing George and Flora Camp as renters of this property (George was a druggist) and the 1905 Iowa State Census listing the A. and Ida Durfee family at this address (Alanson Durfee had a furniture business), followed by W.H. Busse from 1913-16, and Herman Krasne in 1918 as indicated by the city directories. But from 1920 through 1927, Mrs. Mary A. Gallagher, who was then owner, was listed as the sole occupant of the house. From 1928 through at least 1935, Ann C. Gallagher, her daughter, was listed as the sole occupant. Mary Gallagher died in 1927, with Ann or Anna her sole heir. Anna lived at the property until her death in 1965, with her friend Grace Hays her sole heir. Hays sold it to Cletus and Maxine Gotto that same year. While this hipped cottage was updated in the early 20th century, it appears to have been among the older houses along Park Ave. to survive and was probably built c.1879 when the Greens acquired the property and the household was enumerated in the census.</p>
<p>146 Park Ave.</p>	<p>1890 (A) c.1907 (O)</p>	<p>Assessor's record indicate a construction date of 1890; however, there was no listing for this address in the 1900 U.S. Census or the 1905 Iowa State Census. City directories indicate the presence of a house at this address beginning in 1907 when Philip H. Bender, a traveling salesman, was in residence through 1913 when he may have died because the directories listed the occupant only as Mrs. Anna Bender from 1913 until 1916. Fred H. Orcutt maintained the longest residency in the home, from 1921 through at least 1935. In 1930, Orcutt was a traveling rug and carpet salesman. The 1910 U.S. Census listed the Philip and Anna Bender household at this address and included son Frank and daughter Nellie, who were associated with 147 Glen. [The Benders also owned the lot at 147 Glen, which Anna later transferred to her son, Frank, who built a house on that lot.] Philip Bender was a traveling salesman for a rug and carpet company, and the 1910 U.S. Census listed him as owner of 146 Park Ave. His son, Frank, was also a traveling salesman for a different business (illegible in census.) The occupation of 146 Park Ave. by Orcutt may initially have been as a renter in 1921 but became an owner of the property by 1925 when Frank's wife, Almira A. Orcutt, acquired it from Anna Bender according to the lot transfers. The Orcutt family retained possession into the early 1940s, although both Almira and Fred had died in 1939. Fred Orcutt came to Council Bluffs in 1873 and went to work for Smith & Crittenden, a wholesale dry goods house. He worked as a salesman for the company for 10 years, at which time he established the Council Bluffs Carpet Company. After eight years, he became an agent for nine carpet mills in Iowa and Nebraska, but in 1902, he established F.H. Orcutt & Son Co., wholesale dealers in carpets and rugs in Council Bluffs (Field and Reed 1907:896). It is suspected that Phillip Bender had a business association with F.H. Orcutt given that both were in the carpet business.</p>

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150 Park Ave.	1887 (A) 1887 (O)	Thomas E. and Emma S. Cavin House (NRHP listed in 1984). Thomas Cavin came to Council Bluffs in 1866. In 1871, he married Emma S. Field, the daughter of H.H. Field, a leader in the community since his arrival in 1856 (see 126 Park Ave.). They raised three children: Maud, Harry, and George. Shortly after his marriage, Thomas formed a partnership with Beno and Foreman to establish a store in Logan, Iowa, where the family lived until 1878 when the store was sold and they returned to Council Bluffs. Thomas started the Scofield-Cavin Grocery Store in partnership with Ira Scofield. The store, which sold goods to five other states and territories was located at 218 Broadway. Thomas continued in the retail business with other partners, and in 1887, with financial assistance from his father-in-law, he built his new home at 150 Park Ave. For a number of years Cavin was associated with the John Beno Co. and in 1896, he assumed the position of floor manager for what was then known as Beno and Company. He held this position for fifteen years. The 1900 U.S. Census listed Cavin as a dry goods manager and as owner of 150 Park Ave. His household in 1900 included his wife, Emma, their two children, and his wife's father, Homer H. Field, who moved into his daughter's home when he became widowed (see also 126 Park Ave.). Thomas Cavin died in 1911, but his widow, Emma, continued to reside in the house until 1919. From 1921 through at least 1935, John F. Stageman, a physician, occupied the house. In August of 1934, the house suffered a fire that started in the attic. At the time, Dr. Stageman was still living there and renting rooms to four teachers. In all, 150, 146, and 142 Park Ave. were damaged in the fire. According to the NR nomination, there was only a 4" low-pressure water line on Park Ave. and the pressure quickly dropped as the firemen attached their hoses. The fire so affected the city that within two days the water board announced plans to install an 8" high-pressure line. According to Paul Stageman, a high school senior and resident of the home at the time, the damage was generally confined to the roof and attic. The house was converted into apartments in 1961 and remained that way until 1990.
151 Park Ave.	1877 (A) 1877 (O)	Lysander & Sarah Tulleys House (NRHP listed in 1979). This house was built in 1877 and designed by "P.E. Hale, a Chicago architect." The local contractor was O.P. Wickham Brothers. The 1880 U.S. Census listed the Tulleys household as including Lysander and his wife, Sarah, their children: Paul, Mary, Julia and Charlie, Sarah's brother, Thomas Gowdy, a boarder, and a servant. By the 1900 U.S. Census listed the Tulleys household included: Lysander, Sarah, Mary, Julia, and Charles, and one servant. The Tulleys family remained in the house into the 1930s but had lost their wealth in the 1890s and from then on, the property was heavily mortgaged. Tulleys' business partner, E.H. Lougee, took ownership of the house after Lysander's death in 1929 but allowed the Tulleys women to live on in the house until 1936. From 1931 to at least 1935, Marie Peterson occupied the home. Peterson subsequently used it as a boarding house. Lysander W. Tulleys, was a private businessman in real estate, loans, and investments. The Tulleys moved to Council Bluffs in 1873 or 1874. He had been a Colonel in the Civil War for the state of Ohio.
151-½ Park Ave.	1877 (A) 1877 (O)	Carriage house, which was associated with the Tulleys House was built in 1877. It was later converted into a dwelling for Mark Anthony and his wife c.1946 upon Anthony's return home from WWII.
156 Park Ave.	1895 (A) c.1894-95 (O)	Ohio and Malvina Knox House. According to family history, the Ohio Knox family moved into the house shortly after its construction. The lot transfers for this property indicate that Ohio Knox acquired the property from G.M. Washburn in October 1893, with Malvina Knox acquiring ownership in August 1919 following Ohio's death. She remained in residence until her death, with their son, Painter Knox, becoming owner in 1943 (although Painter and his family actually only lived in the house until 1942), with the property remaining in the Knox family through at least the late 1940s. Ohio Knox had been born in Ohio in 1842. He served during the Civil War as a member of the 17th Ohio Volunteer Infantry. After the war, he migrated to Iowa where he settled in rural Pottawattamie County. He started a business that

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		<p>sold supplies and equipment to farmers and wagon trains headed west. Ohio and Mulvina married in 1874 and were living in rural Pottawattamie County at the time of the 1880 U.S. Census. By 1888, the family had moved to Council Bluffs where Ohio established what would become Knox & Co. in that year. The 1892 city directory indicated that the Knox family was then living at 308 Avenue G where the family was still living at the time of the 1893-94 directory. Ohio Knox had his real estate and insurance business in the Shugart Block, a.k.a., the Shugart-Beno Block. By the time of the 1894-95 city directory, the Knox family had moved into their new home at 156 Park Ave. and Ohio's business had become known as Knox & Risser (E.A. Risser) and was located at 37-1/2 Pearl St. This partnership appears short-lived because by the 1897-98 directory the business was back under Knox's name and located at 203 Shugart Block. Ohio's son, Painter Knox, joined the firm in 1898 and the business became known as Knox & Co., which it remains to the present day. In the 1901-02 city directory it was noted that both sons, Painter and Sumner Knox were working as clerks in the firm, which bought, sold, and managed real estate. Ohio Knox was also listed as an insurance agent in the 1900 U.S. Census, when it was noted that he and his wife, Malvina, and their two sons, Painter and Sumner, were living at 156 Park Ave. Ohio Knox remained affiliated with the business until his death in 1919. Painter's son, William Knox joined the company in 1928, with William's son, Robert, joining in 1965. Today the firm is located on Kaneshville Blvd. Ohio and Painter Knox were both charter members of the Board of Realtors, which organized in 1912. Knox & Company also managed Fairview Cemetery until the city assumed ownership in 1974. Knox & Co. is reportedly the oldest family-run and oldest real estate business in Council Bluffs (Bridge et al. 2002:57; Meldrum & McGinn 2004).</p>
<p>162 Park Ave.</p>	<p>1910 (A) c.1912 (O)</p>	<p>This address is not listed in the 1910 U.S. Census or the 1905 Iowa State Census. The first known occupant was Furniss M. Scarr, a bank teller, who lived at the house from 1913 through at least 1935, according to the city directories and the 1915 and 1925 Iowa State Censuses. The lot is part of Bebbington Place subdivision platted in 1912 by Clara B. Hart. The property abstract indicates that Furniss and Blanche M. (Liston) Scarr acquired the property from Clara B. and Ernest E. Hart (who lived elsewhere in the neighborhood and owned other property in the district) in 1912 for \$5000, for which they took out a \$5000 mortgage to pay for it. They retained possession until 1946 when they sold the property to Ernest N. Fernley for \$5900. The original purchase price indicates the likelihood that a house was standing on this lot at that time (1912) and was probably built by the Harts as an investment.</p>
<p>164 Park Ave.</p>	<p>1920 (A) c.1880s-early 1900s (O)</p>	<p>The 1870 and 1889 city directories and the 1885 Iowa State Census all list George Bebbington as residing at 164 Park Ave. The 1880 U.S. Census listed the Bebbington household on what was then known as Market St. (later renamed Park Ave.). George, a lumber dealer, died in 1890. His widow, Luzerba, was listed at this address in the 1891-92 and 1895-96 directories. George and Luzerba owned several properties on Park and Glen Avenues. The 1899-1900 city directories lists Luzerba Bebbington then living at 200 Park Ave., with Ernest E. Hart, banker, living as a renter at 164 Park Ave. as reflected in the 1900 U.S. Census listing for this address. [Hart was also listed along with Luzerba at the 164 Park address in the 1891-92 directory and was Luzerba's son-in-law, having married her daughter, Clara Bebbington, in 1889]. The Harts lived at this address into the early 1900s, with their household in 1900 including their three children and two servants and the 1905 Iowa State Census indicating a six-person household. According to H.H. Field's <i>History of Pottawattamie County</i>, Ernest Hart was the brother of Jennie Ednundson. He began his career in real estate with his brother-in-law J.D. Edmundson, then in 1884 turned to the mortgage and loan business. He established a private bank then became a director of the Citizens State Bank, which merged into First National Bank in 1899. He was also a director of several other banks, some in other states, and the First National Bank in Imogene, Iowa.</p>

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		The style of the house at 164 Park suggests that the 1870 directory listing for Bebbington was either an earlier dwelling that was subsequently replaced in the 1880s-early 1900s by the standing dwelling, which exhibits Queen Anne stylistic detailing, or is an older house that was remodeled in the Queen Anne style in the 1890s-early 1900s. From 1921 through at least 1940, Lynn Sheldon Alberti, an attorney, occupied this home. The property also became part of the Bebbington Place subdivision, which was platted in 1912.
166 Park Ave.	1900 (A) c.1913 (O)	Part of Bebbington Place subdivision platted in 1912. George and Luzerba Bebbington may have owned a portion of this property as early as 1867. George Bebbington owned a lumberyard on South Main and owned a lot of real estate. There was no listing for this address in the 1900 U.S. or 1905 Iowa State censuses. The Bebbington Place subdivision, which includes this property, was platted by their daughter, Clara Bebbington Hart in 1912. According to the city directories, C.W. Putnam was living at this address in 1913. Putnam was a manager for the Council Bluffs Box & Basket Company. Various occupants stayed in the home between 1921 and 1930, but from 1931 through at least 1935, Clara H. Corbin (or Coburn) was listed at this address.
200 Park Ave.	1900 (A) 1897 (O)	The lot at 200 Park Ave. was originally made up of two strips of land. In 1866, the city planned to a St. across this land, but the land was subsequently conveyed to Harriett McBride, who sold it to George Bebbington, a lumber dealer, in 1888. In 1890, the city tried to reclaim ownership but lost the lawsuit that ensued, and in 1892, the city was forever barred from building a St. across this land. George Bebbington and his wife, Luzerba, owned several parcels of land on Glen and Park Avenues in the district. In 1870, the Bebbingtons were living at 164 Park Ave. George died in 1890, and in 1897, his widow, Luzerba, joined the two strips of land into a single lot. The 1895-96 city directory listed Luzerba still in residence at 164 Park, but by the 1899-1900 city directory she was living at the 200 Park Ave. address indicating the likelihood that when she joined the two lots into one in 1897 that she did so in order to build this house. Also living in Luzerba's household in 1899-1900 was a lodger, William S. Rigdon, a bookkeeper at Russell & Company. The 1900 U.S. Census lists this address with Luzerba as the owner and head of household, which included daughter, Georgene, and lodgers, William and Harry Rigdon. The 1904-05 and the 1905 Iowa State Census still list Luzerba and Georgia (or Georgene) Bebbington at this address. Luzerba died in 1908, with her daughter, Clara, and son-in-law Ernest Hart inheriting the property. They sold it to Flora Mitchell, who owned it from 1909 until 1919; however, according to city directories, Robert H. Campbell, a conductor for the Chicago Great Western Railroad, occupied the house from around 1912 to 1916. C.E. White and Mrs. Mary E. Harris were listed at this address in the 1918 and 1920 directories. John Carlyle Lutz purchased the property from Mitchell in 1919 and he lived here from 1921 through at least 1940. Lutz was an insurance agent.
201 Park Ave.	1949 (A) 1940s (O)	The Assessor's record indicates a construction year of 1949, and the city directories had no listing for this address through 1935.
203 Park Ave.	1920 (A) c.1900 (O)	The 1900 U.S. Census listed Benjamin Ragsdale, his wife, Ella, and their two sons at this address. Ragsdale worked as a traveling salesman. The census failed to note whether the Ragsdales were owners or renters of this house. Ragsdale was also listed at this address in the 1899-1900 city directory. Fred W. Houghton, who had also lived at 135 Glen Ave., lived at 203 Park Ave. from 1909 to 1914 according to the city directories. Several individuals lived at the house through 1935 including; E.A. Beck from 1918 to 1920, E.M. Hough from 1927 to 1928, Anna M. Meier, an office worker for an oil company, from 1929 to 1932, and Jason P. McGinn from 1933 through at least 1935. The lot transfers for this property indicated that D. Fred Gras acquired the property from a mortgage & trust company in 1904 and then sold it to Geneva M. Houghton in 1908. Houghton and her husband, Fred W., retained ownership until 1919 when it was transferred to W.D. Emery, followed by a succession of owners

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		<p>including A.H. Dunn, L.I. and Hazel Binkly, Anna Meier, and Ingeborg Peterson. There is no listing for the Ragsdales in the lot transfers for this property, with no clear builder of this property indicated by the lot transfer data. In the 1880s-1890s, there were various owners including Sarah R. Burrough, Robert and Laura J. McBride, J.N. Brown, and L.W. and Sarah E. Tulleys, with transfers and quit claims back and forth between some of these individuals. It is known that the Tulleys lived at 151 Park Ave.</p>
<p>205 Park Ave.</p>	<p>1900 (A) c.1889 (O)</p>	<p>The first known occupant of the house was Pearl Chamberlain in 1889 when the address was 203 Park Ave. She was listed at 205 Park Ave. in the 1893-94 and 1897-98 directories and in the 1900 U.S. Census. She was a music teacher and was gone from this address by the time of the 1902-03 directory, when the Benjamin family was in residence including: Fremont Benjamin, an attorney, Wallace Benjamin, a conductor for the steam railway, and Vern Benjamin, a law student. The Benjamins were gone by 1905, when the Iowa State Census listed Mary and Catherine Williams and Ethel Henrich at this address. [The Benjamins were also associated with 447 Park around 1900 and 103 Park where Fremont Benjamin lived from 1906 until his death in 1927 and 163 Glen where Wallace Benjamin lived with his wife after 1914. Wallace Benjamin was in real estate by that time.] In 1910, Fred C. Niemann (or Nieman), the vice president of the Kontinental Kompound Company and later part of Handschy, McCabe, Hill Company, occupied the house. Niemann lived at the house until 1912, when he likely died, but his widow, Hattie Niemann, maintained residency until 1914. Various occupants were listed at the house for the next few years, until 1918, when Henry C. Meier was first listed at the address. Meier occupied the house until 1929. The house was later occupied by John H. Turner and then Jason A. Babbe. The lot transfer records at the Auditor's office begin with 1923 when H.C. Meier acquired the property and do not shed much light on the earlier history of this property. Meier owned it from c.1923 (when it was quit-claimed to him by the Commercial National Bank) until 1928. Turner and Babbe appear to have been renters as they are not listed among the subsequent owners of the property. The style of the house would support either a construction date in the 1880s when Pearl Chamberlain was in residence and then remodeled in the early 20th century, or that this is an early 20th century house that replaced an older home on this lot. If the latter, then Fred C. Niemann may have been the builder c.1910.</p>
<p>206 Park Ave.</p>	<p>1865 (A) c.1900 (O)</p>	<p>The first known occupant of the house was Swan J. Swanson, a music dealer and piano tuner and owner of the Swanson Music Co., when the 1900 U.S. Census listed Swanson's household at this address as including his wife, Cassandra E., their two children and a boarder. Swanson was listed as a Swedish immigrant and owner of the property. Swan Swanson was in Council Bluffs as early as the 1885 Iowa State Census, but this census gives no address. However, the 1889 city directory listed Swan J. Swanson, and his wife, Cassandra, as living at 129 Glen Ave. and were still at that address by the 1897-98 city directory; however, by the 1899-1900 city directory, the Swansons were living at 206 Park Ave. Cassandra Swanson was listed as co-owner of the Swanson Music Co. in the city directories. The Swansons lived at 206 Park Ave. until 1905 when the Iowa State Census listed Gertrude, Charlotte, Percy, another Gertrude, and D. Dryden at 206 Park Ave. From 1910 through 1921 Marcus (Marquis) Solomon and W.B. Richards occupied the house at various times. Several different people occupied the house from 1922 to 1926, then in 1927 Joseph W. Wanning began his residence at the house until at least 1935, according to city directories. Wanning was a railroad engineer in the 1930 U.S. Census while living at this address with his wife, their two children, and two roomers. The lot transfers in the Auditor's office for this property start when D.F. Dryden acquired title in 1904 from C.E. Swanson (Cassandra E. Swanson), with Dryden then transferring it to C.D. Lawson in 1907. The property changed hands again that same year when Marcus Solomon acquired title. Sometime in the 1920s, Isadore Fonarow obtained the property and transferred it to Joseph Wanning in</p>

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		1926. Wanning retained possession until 1946 when Eugene and Mary Patricia Waldmann purchased the property. The style of the house is compatible with a c.1900 date of construction.
207 Park Ave.	1920 (A) 1941 (O)	The Assessor gives a 1920 date of construction; however, the style of the house appears to be later. There was a house at this address by 1910 when the city directories and censuses list Oliver E. Steinbaugh, a machinist, and his family at this address ("Ole" and Minnie Steinbaugh were listed in 1905 at 431 Park Ave.). Steinbaugh's widow, Minnie, continued to occupy this address after her husband's likely death in 1914. Many different people occupied this address from 1919. Minnie Steinbaugh's last year at the address was 1918. From 1934 through at least 1935, Ada Curry was listed at this address. The lot transfers for this property indicate that Ollie and Minnie Steinbaugh purchased the property in 1908 from Mary H. Bloedorn. Minnie sold the property to Gertrude Dryden in 1920. Subsequent owners included: H.C. Meier (1922), Lillian Benjamin (1922-28), Ezra Crane (1928-30), Jean Carter (1929-30), and Dorothy Strutz (1930). The property appears to have been lost during the Great Depression and was sold via Sheriff's Deed to the State Savings Bank in 1937. Earl E. Wallace purchased the property from the bank and retained possession until 1954. Oral history indicates that Earl E. and Goldie M. Wallace built the extant house in 1941, which is plausible since the style of the extant house is not old enough to have been the house at this address in the 1910s. Therefore, it appears that the Wallace family replaced an older home on this lot following their acquisition of the property in 1937. The 1930 U.S. Census indicated that "Earle" E. Wallace was working as a projectionist in a movie theater. The 1937-40 city directories indicated that Earle and Goldie Wallace were living on 7th Street, with Earle still working as a projectionist. By 1942, the city directory listed the Wallace family at 207 Park.
207-½ Park Ave.	(A) c.1909 (O)	The address does not have a current Assessor record. The first known occupant of this address was Ralph Steinbaugh, a carrier for the <i>Omaha Bee</i> , in 1909. One of the occupants with the longest residency was Leonard Ross Trotter, a cashier for the C. Hafer Lumber Company, who was listed here from 1910 through 1914. The 1910 U.S. Census listed the head-of-household as "Ross" Trotter, who worked for a lumberyard, at this address along with his wife, Stella, their two children, a boarder, and a servant. Trotter was listed as owner of this property in the 1910 census. Various individuals occupied the house through the early 1900s until 1927 when Paul A. Burke first occupied the house. Burke occupied the address at various times in the late 1920s and early 1930s, often alternating years in the house, and leaving it vacant. The lot transfers for this property indicate that between 1903 and 1907, Mary Williams and Bennett R. Steinbaugh were the owners, with the property transferred to L. Ross Trotter in 1908. He transferred it to George Mayne in 1930. [The potential relationship of Ralph Steinbaugh to Ollie and Minnie Steinbaugh at 207 Park Ave. is not currently known. In 1905, Ollie and Minnie were living at 431 Park Ave., while Ralph Steinbaugh was listed in the household of Ben and Rose Steinbaugh at 453 Park Ave.]
209 Park Ave.	1895 (A) c.1859 (O)	Thomas and Harriet Tostevin House. The Assessor lists the house's construction date as 1895, but Thomas Tostevin lived at this address from at least 1869 through 1905 according to city directories and census information. Tostevin was a surveyor and civil engineer. The 1870 U.S. Census listed the Tostevin household in the same ward as this address but did not specifically identify St. addresses. The 1880 U.S. Census listed the Tostevin household on what was then "Market St." (later renamed Park Ave.) as including Thomas and his wife, Harriet, their four children, and Lucinda "Gibbs," who was listed as "mother" but more likely was his mother-in-law, with other sources listing Harriet's maiden name as "Gibson." Edwin Harvey occupied the home during the early 1900s. Several occupants resided at the address through 1935, including Ervin Gahm, who lived at the house from 1929 to 1931. Tostevin came to Council Bluffs in the early 1850s. He was a city engineer in 1855, 1882-3, 1886, 1887, 1890-1, and 1896-7, and a county surveyor while in residence. He was also

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		<p>instrumental in the drainage ditch projects in Pottawattamie and Harrison counties. He also served as county treasurer and was the 13th mayor of Council Bluffs in 1868 and was one of the founders of the local temperance movement. He remained in residence at 209 Park Ave. until his death in 1905. He was buried in Fairview Cemetery. Tostevin, a Quaker by religious faith, had been born on an island in the English Channel and came to the United States with his parents when he was four years old. They settled first in New York City before moving to Salem, Iowa, a Quaker community, before returning to New York. Tostevin was educated in the Friends' college in Dutchess County, New York, and became a civil engineer. He married Harriett Gibson in 1852, and the couple moved to Council Bluffs in 1854. The property abstract shows that Harriet Tostevin acquired this property in 1859 from Thomas and Helen Kearney, who had owned it for one year. It appears likely that the house was built around this time, with the style of the extant house compatible with this date.</p>
<p>210 Park Ave.</p>	<p>1900 (A) c.1919 (O)</p>	<p>From 1921 through 1925, J.N. Swanson was listed at this address in the city directories. From 1926 through at least 1935, Morris D. Bernstein lived here. The lot transfers for this property indicate that J.N. Swanson acquired ownership via a Warranty Deed in 1919 from J.H. Mithen. Swanson transferred the property to Morris Bernstein in 1925, with Morris and Sophia Bernstein retaining possession until 1943 when it was owned by Wilbur and Lillie Wulff. Morris Bernstein came to Council Bluffs and purchased a bankrupt store, which was called the "Peoples Store" during his ownership. This store sold clothing, shoes, hardware, and groceries but is no longer standing. It appears likely from these data and the style of the house that it was built c.1919 by Swanson. James Swanson and his wife, Lena, were listed at 210 Park Ave. in the 1920 U.S. Census as owners of this property. Swanson worked as manager of a furniture store.</p>
<p>211 Park Ave.</p>	<p>1895 (A) c.1909 (O)</p>	<p>The first known occupant was Jay C. Aid, who was listed at this address in the 1910 U.S. Census as a steam railroad conductor. Aid likely died in 1930, but his widow remained at the house through the 1932 city directory. Helen W. Allen occupied the house in 1933-34. The lot transfers for this property show that Jay C. Aid purchased the property from Julia L. Harvey in 1909. His estate transferred the property to Mary L. Aid DeVries and others in 1935, with Mildred S. Boland, the owner by 1940. The occupancy by Helen Allen, therefore, was a rental. Julia Harvey only owned the property for two years before Aid acquired title, and given the style of the house, it is likely that it was built by Aid c.1909.</p>
<p>223 Park Ave.</p>	<p>1862 (A) 1866 (O)</p>	<p>Known as the S.S. Evans House originally and locally as the Rigdon/Bayliss House. The Assessor and other sources consistently list a specific construction date of the house of 1862. S.S. Evans appears to have been Samuel S. Evans, who married E. Bayliss in Council Bluffs in 1865. Samuel Evans was listed in the 1860 U.S. Census as a 26-year-old merchant then living in one of the town's hotels. There was no listing for Evans in the 1870 U.S. Census in Council Bluffs. However, the 1870 U.S. Census did list an S.S. Bayliss, real estate dealer, as living in this ward and near the Tostevin family, who were known to live at 209 Park Ave. According to a court case decided by the Iowa Supreme Court in 1878 (<i>Officer & Pusey v. Evans et al.</i>), S.S. Evans and his wife, E[ndamile] B. Evans, occupied their home in Glendale from February 1866 until October 1869. In 1869, the Evans made "alterations and improvements" to the house and then traded properties with Endamile's father, S.S. Bayliss, for a house on the public square in Council Bluffs. The 1870 census listing for Bayliss in the Park Ave. neighborhood would reflect this house trade. The lot transfers for 223 Park Ave. suggest that S.S. Evans may not have actually acquired clear ownership until 1864-69, which is likely reflected in the court case action. Local history consistently refers to an 1862 construction date for the house; however, the court case would indicate that it was built in, or at least not occupied, until 1866 by Evans and his wife. Since the couple were married in 1865, it would further seem logical that Evans built this large fashionable home upon their marriage. By the time of the 1887 city directory the Winfield Scott Mayne family was then in</p>

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		<p>residence. Mayne was part of the law firm of Mayne & Hazelton. The 1900 U.S. Census and the 1905 Iowa State Census also listed the Mayne family at this address. By 1910, Mayne was listed in city directories as a lawyer and "referee in bankruptcy." Sometime in the 1920s, William S. Rigdon, an implement merchant and Mr. Mayne's son-in-law, first occupied the house. Rigdon occupied the home through at least 1935. The lot transfer records indicate that W.S. Mayne acquired ownership in 1887 and retained ownership until 1924 when it was transferred to his daughter, Ruth Rigdon. The Rigdon family owned the property until 1970, but in her later years, Ruth Rigdon lived elsewhere and the house sat vacant for a time. Winfield Scott Mayne was a well-known lawyer in Council Bluffs and became a member of the bar in 1858. He was born in Ohio but later moved to Keosauqua, Iowa, where he received his early education. He studied at Iowa Wesleyan University in Mt. Pleasant and later studied law in Des Moines. He practiced in Keosauqua and Red Oak before settling in Council Bluffs. He married Ruth Ellen Mangum and they had five children, one of whom, also named Ruth, who married William S. Rigdon (Field and Reed 1907:825-6).</p>
<p>228 Park Ave.</p>	<p>1900 (A) c.1903 (O)</p>	<p>Jacob and Francis Neumayer House. The first known occupant was Jacob Neumayer, who was listed at this address in the 1905 Iowa State Census and the 1906 city directory. His household in 1905 included his wife, Francis, and daughter, "Lucy." The Neumayers occupied the house until 1921 when Thomas B. Wack first lived at the address according to the city directories. Wack occupied the house through 1927. From 1929 through at least 1935, Boyd B. Hedrick lived at the address. The lot transfers for this property show that Jacob Neumayer purchased this property from a savings bank in 1903. Neumayer was a German immigrant, who came to this country in 1867. In 1882 in Council Bluffs, he purchased the Bryant House hotel, which he remodeled and subsequently expanded on Broadway. Much of the original hotel burned in 1897, and Neumayer then built a three-story building on the site that functioned as a 75-room hotel. He was also a founder of St. Peter's Church on Bluff St. According to Elizabeth Wack Doyle, Louise Neumayer (Jacob's daughter), married her uncle Thomas B. Wack. The lot transfers show Jacob Neumayer transferring the property to Louise Wack in 1920-22. The Wacks appear to have lost the property during the Great Depression, with the next transfer from the Sheriff to a bank and loan association and then from the bank and loan to Ray and Madeline Hoss in 1945. Madeline Hoss retained possession until 1974. According to Elizabeth Doyle, Louise Wack and her husband lived in this house, with her father, Jacob Neumayer moving into a little house (179 Glen Ave.) behind the larger house at 228 Park Ave. Jacob Neumayer passed away on October 11, 1926, at his home on Glen Ave.</p>
<p>231 Park Ave.</p>	<p>1857 (A) 1857 (O)</p>	<p>Thomas Hart Benton, Jr. House. The Assessor lists the construction date of the house specifically as 1857. Local historians attribute the house to Thomas Hart Benton, Jr., a partner in the banking firm Green, Ware [or Weare], and Benton, one of the first banks established in Council Bluffs. Benton was son of Samuel Benton and nephew of the famous Senator Thomas Hart Benton of Missouri. Thomas Hart Benton, Jr. was commissioned as a Colonel in the U.S. Army in 1862 and was made Brigadier General in 1864. He came to Council Bluffs in 1852 from Dubuque where he had served as Secretary of the State Board of Education and Superintendent of Public Education. Soon after moving into his new home, Benton's bank suffered a financial crisis, the result of the national Panic of 1857. Benton and his wife, Susan, were able to stay in the house and it was from this location that he left to serve in the Civil War. After the war, he ran for Governor of Iowa on the ticket of the Union Anti-Negro Suffrage Party but lost. [He had earlier served a term in the Iowa State Senate from 1846-48.] Benton died in St. Louis, Missouri, in 1879. The property abstract shows that Benton acquired Lots 5 and 20 of Block 2 in the Glendale Addition in 1855 and took out a \$3500 mortgage in September of 1857. There seems to have been financial difficulties starting shortly thereafter with a series of mortgage assignments, Deeds of Trust, and a Trustee's sale that extended into the early 1860s. A court case in 1861 between Benton and George Wilson</p>

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		<p>resulted in a \$4296 judgment that was "satisfied in part by sale of mortgaged premises" to George Wilson in February 1862. Wilson transferred the property to Sophia H. Douglas in 1867, although oral history holds that Benton sold the home to Judge R.L. Douglas around 1865. Robert L. Douglas was one of the first two circuit judges for the state of Iowa. The 1870 U.S. Census listed the R.L. Douglas household as including R.L. and his wife, Sophia, their son, their mothers, Mary Douglas and Francis Hastings, two domestic servants, and a 23-year-old woman named M. Strobridge, whose association to the Douglas family was not noted. Subsequent owners included: Mary and Patrick Lacy, owner of the Ocean Wave Saloon, and James O'Connor, a railroad builder according to the historians and was listed as a contractor in the 1915 city directory. Patrick Lacy first came to Council Bluffs in 1856 but did not settle permanently here until 1867. He served as the chief of the first volunteer fire department and helped organize the State Fireman's Association of Iowa. He was also a member of the National Association of Fire Engineers and served as the association's Iowa vice-president. He served on the Board of Aldermen in Council Bluffs in the late 1880s and was also an extensive dealer of real estate in the city. His first wife was Annie Wickham, who he married in 1868. In 1872, he married Mary Fee (Lewis Publishing 1891:412). The two marriages produced eleven children. The 1900 U.S. Census and the 1905 Iowa State Census both listed members of the Lacy family at this address including head-of-household Mary Lacy (by then a widow) and her three daughters and son. Mary Lacy was listed as owner of the property in 1900. She had acquired title to the property in 1884. James O'Connor purchased the property from Mary Lacy in 1909 and occupied the house until 1931 when Dr. Abbott M. and Elizabeth Dean acquired the property. The Deans restored the by-then rundown house and lived here for around 50 years, when Dr. Dean died.</p>
<p>232 Park Ave.</p>	<p>1895 (A) c.1886 (O)</p>	<p>Mary and George Crane House. The Assessor lists the construction date as 1895; however, George Crane was living at this address by 1889 through at least 1906 according to city directories. [No listing for the Cranes could be found in the 1880 U.S. Census for Council Bluffs.] George Crane was the general insurance agent for the U.S. Masonic Benevolent Association. The 1900 U.S. Census listed the Crane household at this address as including George and wife, Mary, and their three children. George Crane was listed as a traveling insurance agent and owner of this property in 1900. The Cranes were still listed at this address in the 1905 Iowa State Census. By 1913, the house was occupied by Mack C. Goodwin, the president and treasurer of the Kontinental Kompound Company. Goodwin occupied the house until 1916. Various individuals or families occupied the house until 1921, when Jason A. Babbe first lived at the address and continued in residence until 1931, after which Francis D. Parmer lived here until at least 1935. According to the lot transfers for this property, the occupations by Goodwin, Babbe and Parmer were as renters. The transfers indicate that Mary R. Crane acquired the property in 1886 via a Warranty Deed, with the Cranes retaining possession until 1896 when it appears it was lost to C.S. Franklin via a Sheriff's Deed; however, Mary Crane acquired ownership again from 1902 until 1907 when it was known that the Crane family were in residence. In 1907, the property was acquired by Wilcox, a well known nursery and greenhouse business owner. H.G. McGee, a well-known real estate dealer in town, then owned the property from 1917-18. He was followed by Eaton Barnes from 1918 to 1942. It appears likely that the house was built c.1886 by the Cranes. [The property had a notable later association with the Tinley family, who were prominent in Council Bluffs' history; however, this association came after the period of significance for the district. It is worth noting that Patricia Tinley Duckworth, who owned an interest in this house was one of only two female attorneys in Council Bluffs in the mid-twentieth century.]</p>
<p>242 Park Ave.</p>	<p>1920 (A) c.1924 (O)</p>	<p>Max and Fannie Krasne House. The city directories from 1924 through at least 1935 list Max Krasne at this address. The lot transfers indicate that Krasne purchased the property in 1920 from Ben Hirsch, who had acquired it the year before from W.H. Kimball, who in turn had</p>

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		<p>owned it only two years having acquired it from H.G. McGee (a noted real estate dealer in Council Bluffs) in 1917. [The names of Hirsch, Kimball, and McGee appear on other properties in the district.] It appears likely that Max Krasne had this home built c.1920, most probably c.1924 since the 1920 and 1922 directories had no listing for Krasne or this address and there were no earlier listings for this address. The 1925 Iowa State Census lists Max and his wife, Fannie, and their adult children Joe and Annie, at this address. At the time, Max Krasne was 65 years old. It would appear that Krasne built this house for his retirement years. He was a Polish immigrant and Jewish in religious faith, with earlier censuses listing him as a Russian by birth. In 1920, he was listed as the owner of a ladies' clothing store in town.</p>
<p>302 Park Ave.</p>	<p>1900 (A) c.1909-10 (O)</p>	<p>The first known occupant of the house was Hiram C. Sprague, a conductor for the Illinois Central Railroad, who was listed at this address in the 1910 U.S. Census as owner along with his wife, Kate, and daughter, Edna. [There was no listing found for this address in either the 1900 or 1905 censuses.] The Spragues lived in the house until 1922 according to city directories. From 1923 through at least 1935, Louis E. Gurney occupied the home. The lot transfers indicate that initially Gurney was not the owner during his occupation but that Ella M. Gurney had acquired ownership by 1933. When she died in 1957, the title was transferred to Louis Gurney, who transferred it to Richard Gurney in 1961. The Gurney family retained possession until 1992. Bessie Kling Nelson had owned the property prior to 1907 when she transferred it to N.M. Plumb. Plumb transferred it to Hiram C. "Sjmague" (a likely misspelling of Sprague) in 1909. Sprague may have lost the property during the early years of the Great Depression, with the next transaction being the transfer from a bank to Ella Gurney in 1933. The house appears to have been built by Sprague c.1909-10 based on these data.</p>
<p>303 Park Ave.</p>	<p>1893 (A) 1901 (O)</p>	<p>The Assessor lists the construction date of the house specifically as 1893. The 1900 U.S. Census does not contain any information on the address. The first known occupant listed in the city directories was John F. Sprink in 1902-03. At the time, Sprink was in sales, but by 1907, he had become a doctor in Council Bluffs. The 1905 Iowa State Census listed Caroline, Helen, and John F. Sprink at this address. John Sprink occupied the home until 1911, when he likely died. From 1912 through 1914, Helen I. Sprink was listed as the occupant of this house. The 1900 U.S. Population Census listed Helen T. Sprink and her brother, John F. Sprink as living with their mother, Carolyn Sprink at 407 E. Washington Ave. At that time, Helen was working as milliner, while her brother was working as a drug salesman. The city directories indicate that from 1915 through 1925, H.C. Smith (or Smyth) lived at 303 Park Ave. From 1927 through at least 1931, Winfield V. Mayne occupied the home. Mayne's father, Joel Harlan Mayne lived at 400 Glen Ave., and his grandfather, Winfield Scott Mayne, lived at 223 Park Ave. Mayne likely died in 1931, because his widow, Helen S. Mayne, was then listed as the primary occupant from 1932 through at least 1935 in the directories. A notice in <i>The American Contractor</i> from April 27, 1901, stated that "Archts. J.C. & W. Woodward" were designing a "2-story residence for Miss Sprink." The house was to be of frame construction and featured "art and plate glass, mantels, plumbing, gas light and hot water heat" (ibid.). The lot transfers for this property show that Helen I. Sprink acquired the property via a Warranty Deed in 1900 from Mary Ann Lacy, who owned other lots along Park Ave. The next transfer was from Oscar Sprink and wife to Hill C. Smyth via a quit claim deed in 1923. Others involved in the transaction were Matilda Emig and Clara Spiece, a widow. There appear to have been financial difficulties because by 1925, the property was transferred via Sheriff's Deed to the First National Bank of Council Bluffs. Eleanor Wickham obtained the property from the bank in 1928 and then transferred it via Warranty Deed to W.S., Mary, and Robert Mayne in 1933. Therefore, it appears likely that the house at 303 Park Ave. was built for Helen Sprink in 1901, and was occupied by her brother and herself into the 1910s. The architects in the 1901 notice were specifically John C. and Winfield S. Woodward of Council Bluffs.</p>

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304 Park Ave.	1914 (A) c.1909 (O)	The Assessor lists a construction date of 1914; however, William Donlin was listed at this address in the 1909-10 city directory. [There was no listing for this address in the 1905 Iowa State Census.] Donlin and his wife were listed as renters at this address in the 1910 U.S. Census. Donlin worked at the First National Bank in Council Bluffs. Different people occupied the house every year from 1913 through 1920. Emma Leffert first occupied the house in 1923. In 1926, Katherine Lincoln joined Mrs. Leffert at the address, where she stayed until 1930. Leffert lived at the address through at least 1935. As with other properties in this block, this house appears to have been built as a rental property in the early 20th century. The lot transfers for this property show that of the listed residents above, only Leffert was an owner/occupant and acquired the property in 1923 from Minnie Swanson, whose family had owned it since 1913. The Swansons acquired the property from John C. Stone, who had bought it in 1910 from J.C. Plumb, whose family acquired it in 1907 from Bessie Kling Nelson.
310 Park Ave.	1920 (A) c.1910 (O)	From 1910 to 1914, Perry Badollet occupied the house. Badollet was a teller at the First National Bank and had previously lived at 162 Glen from 1905-09. From 1915 to 1920, Preston H. Clark occupied the house. Clark had earlier lived at 506 Glen and worked as the business manager for the <i>Nonpareil</i> in 1915. From 1921 to at least 1935, Mary Murphy occupied the house. The property abstract indicates that it was owned by Dennis Sheedy and Ellen O'Donnell, who owned other property in the district and lived elsewhere. In 1904, O'Donnell transferred the property to Thomas J. Shugart and Jennie G. Rice. There were a number of back-and-forth transactions between Shugart and Jennie and Mary Rice. In 1906, William L. Baker acquired the property via Warranty Deed for \$500. William and Jessie Baker sold the property in 1926 to Mary E. Easton for \$5200. Easton retained possession until 1944. It appears from the comparison of city directory listings and the property abstract, that the house was built for rental purposes, probably when William Baker was the owner. The relatively low price of his purchase in 1906 (\$500) and the high price upon its sale in 1926 (\$5200) supports construction of a house during this period.
311 Park Ave.	1900 (A) c.1902 (O)	The city directories indicate that this address was occupied c. 1902 by James Macrae, the proprietor of Grand Livery. The 1905 Iowa State Census listed James, Sarah, Jersey, James, and Bessie Macrae at this address. James Macrae, who was later listed as a "quarantine officer," lived at the address until around 1910 according to the city directories. The next known occupant was J.A. Swallow, who lived at the house in 1913 and 1914. W.B. Richards occupied the house after Swallow until 1917. Christopher Huston was listed as the occupant from 1920 through 1927. Various others occupied the house between 1927 and 1934, when John J. Sadler first occupied the house where he stayed through at least 1935. The property abstract shows that Sarah E. and James R. Macrae acquired the property in 1901 via a Warranty Deed. The Macraes transferred the property to Victoria Swallow in 1911. Swallow retained ownership until 1918 when it was acquired by Christopher and Sarah Huston, who retained possession until 1941 when William H. Ouren acquired the property. From these data and the original style of the house, it appears that the Macraes built this house c.1902.
312 Park Ave.	1945 (A) c.1910 (O)	The Assessor record gives a construction date of 1945, but the house appears stylistically older. The 1910 U.S. Census listed this address as occupied by the household of Anna Sims an 85-year-old widow, her two daughters, Jane (54) and May (45), and a live-in nurse. Anna Sims was listed as owner of the house. Jane Sims was listed with no occupation, while May was a teacher. The city directory indicated that the address was being occupied by others from 1914 to at least 1935, including the following: Rose Patterson from 1914 to 1918, Uriah McLean from 1924 to 1926, and Appendix O. Morse from 1931 to 1935. The lot transfers for this property indicate that Dennis Sheedy, Ellen O'Donnell and Mary Bainbridge had an interest in this property prior to 1913. All of these individuals were associated with other properties in the district and likely did not live at this address. In 1913, "Jennie" Sims

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		acquired the property via quit claim deed. She acquired it from Bainbridge, et al., and it may be that an earlier transaction to Anna Sims had not been properly recorded, hence the quit claim deed to quiet the title. [Whether Jennie and Jane Sims are the same person is uncertain.] Sims held the title until 1919 when Margaret L. McGee acquired the property via Warranty Deed. Margaret was the wife of H.G. McGee, another real estate dealer, and they transferred the property to Uriah McLean in 1922. The McLean family retained possession until 1982. It would appear that this property was built a rental property after the Sims occupation c.1910. The style of the extant house is compatible with a c.1910 date of construction.
314 Park Ave.	1920 (A) c.1913 (O)	From 1915 through at least 1935 Lew W. Skinner lived at this address according to the city directories. The lot transfers for this property indicate that L.W. Skinner acquired this property in 1913 from Mary Bainbridge, who lived at 315 Glen Ave. L.W. and his wife, Nellie, were listed in the 1920 U.S. Census at this address. Skinner was listed as owner of this property and a barber by profession. Skinner sold the property to Stella M. Horn in 1957. It would appear that the house was built c.1913 by Skinner, with the style of the house consistent with this construction date.
315 Park Ave.	1902 (A) 1902 (O)	Curtis G. and Anna L. Ouren House. The house was built by Curtis G. Ouren, treasurer and president of the Shugart-Ouren Seed Company. Ouren was born in 1871 in rural Pottawattamie County and moved to Council Bluffs at the age of 17. The following year (i.e., 1888) he became employed at the Weir-Shugart Company, which dealt in implements. He worked here until c.1891 when he went to work at the Shugart & Frederick Seed Company. After one year, Ouren bought out Mr. Frederick's share, and the firm became known as Shugart & Ouren. In 1905, the firm was incorporated as the Shugart-Ouren Seed Company, with Ouren as treasurer (Field and Reed 1907:762). The firm later became the Ouren Seed Company. The available city directories confirm Ouren in residence at the Park Ave. address from at least 1904 through at least 1940, with the 1905 Iowa State Census listing the Ourens at this address. A 1940 biographical listing for Ouren indicated he was then president of the seed company and had become manager and president of the company in 1903. He was also president and a director of the First National Bank in Council Bluffs and was still residing at 315 Park Ave. in 1940 (Iowa Press Assn. 1940). The property abstract shows that Ouren purchased this property in 1902 for a nominal dollar amount. The Assessor record also lists the very specific date of "1902" as the year built for this property. The style of the house is consistent with this date of construction. In 1946 when the title was transferred to his wife, Anna L. [Gregory] Ouren, the value of the transfer was \$12,500. Anna Ouren sold it to James J. and Catherine Oberdin that same year. The Oberdins retained possession until 1957.
319 Park Ave.	1920 (A) c.1935 (O)	The 1900 U.S. Census listed this address as occupied by the William Hewetson family as owners of this property; however, by the 1905 Iowa State Census this address was occupied by the John F. Lacy family. The lot transfers show that William Hewetson owned the property from 1893 until 1907, and the Iowa State Census listed the Hewetsons as living at 321 Park. [It is suspected that the census listing is in error, see 321 Park below.] The city directories indicate that Emma, Hannah and C.C. Gillespie lived at this address from 1911 to 1929. Emma Gillespie owned the property from 1918 until 1929. In 1930-31, George P. Rogers occupied this address according to city directories. From 1932 through 1935 the house was listed as vacant. However, ultimately, according to Tim McGee, a former owner/occupant, the extant house was built c.1935 by Dr. John J. Connelly, a dentist, who lived in this house with his family until 1980. Connelly reportedly built the house for \$3000 during the Great Depression. The style of the extant house is consistent with this oral history. Therefore, it is concluded that the standing house replaced an older house on this property in the mid-1930s.
321 Park Ave.	1925 (A) 1850s; burned/rebuilt	According to current owners, Sharon and Mark Peters, the house was actually built in the 1850s, burned and was rebuilt, and was then extensively remodeled in the 1950s. The property abstract shows a series of transactions for this property in the 1850s and 1860s that

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	<p>1880s-early 1890s; remodeled 1950s (O)</p>	<p>included a sizeable mortgage in 1859 but also a series of tax and quit claim deeds. Then in the 1870s-80s there were once again a series of sizeable mortgages and purchase amounts that strongly suggest that a house was present on this property. The series of mortgages, bankruptcies, and sheriff's deed transactions continued into the early 1900s. The Charles and Anna Crockwell family were listed in the 1880 U.S. Census on what became Park Ave., with Charles working as a music dealer and their household including son James, James' wife and son, a son-in-law, a boarder, and a servant. The property abstract shows the Crockwell family in possession of this property from 1865 and 1884, when they sold it to C.R. and Josephine Allen. An illustration of the "C.R. Allen House" in the 1885 county atlas shows the property as a hipped-roofed raised cottage with a second floor entry reached by a set of stairs up to a small porch. According to the property abstract, C.R. Allen acquired this property in 1884 from the heirs of A.M. Crockwell. Allen and his wife, Josephine, paid \$2500 for the property and took out an \$880 mortgage that same year. The mortgage was released in 1885. The 1885 Iowa State Census listed C.R. and Josie Allen at 321 Park Ave., with C.R. listed as a civil engineer. The Allens assigned the property to Jacob Sims in 1887, with the property deeded to S.B. Wadsworth in 1888. The 1899-1900 and the 1900 U.S. Census listed the Samuel F. and Maud P. Robinson family in residence at this address as renters. Samuel was an express messenger and Maud was a teacher. [The 1905 Iowa State Census listed Wm. S., Margaret and M.C. Hewetson at this address, although the Hewetsons were also associated with 319 Park and still owned that property in 1905; therefore, there may have been an error in the 1905 census.] George S. Davis acquired the property in 1907 from E.G. Lougee. The Davis family was listed in the city directories at this address from 1909 through at least 1935, with George's occupation listed as "Drugs, Paints, Oils, Glass, Stationary and Toilet Articles." George Davis died in 1919, with his heirs including his wife, Sara, daughter Helen Jane, and son, Donald Chester. The Davis family retained possession into the late 1940s.</p>
<p>322 Park Ave.</p>	<p>1920 (A) c.1903 (O)</p>	<p>The 1870 U.S. Census listed the John O'Donnell family in this ward and in the vicinity of others known to have lived on what is now Park Ave., although the census does not specifically list St. addresses. The 1880 U.S. Census listed the O'Donnell family on what was then Market St. (later renamed Park Ave.) and likely at this location. In the 1870 and 1880 censuses, John O'Donnell was listed as a blacksmith. The household in 1870 included John and his wife, Ellen, and their children, Mary and John. By 1880, the household included John and Ellen, and their children: Kate, John, Maggie, Minnie, and William, and Ellen's mother, "Margrett Sheedy." The city directories list John and Ellen O'Donnell at this address in 1895, with John passing away in 1899, and Ellen, continuing to live at this address with three of the children until c.1903 when she and one of her daughters moved to neighboring 323 Glen Ave. The city directories next list Frank R. Hoagland at 322 Park Ave. from 1912 through 1914. Hoagland was in the furniture business. Multiple residents occupied the house between 1915 and 1920, but in 1921 Winifred T. Campbell first occupied the house where she would stay until at least 1935. It is known from a 1907 biography (Field and Reed 1907), that Ellen O'Donnell owned 322 Park by that time as an income-producing rental property. She and her daughter were then living at the neighboring 323 Glen Ave. house. The lot transfers for the Park Ave. property indicate that O'Donnell acquired it in 1898, although it appears that her family (Sheedy) had been the prior owners and that the O'Donnells earlier occupancy of this property may have been as a family arrangement, with ownership not transferred until 1898 shortly before she was widowed. [The 1898 transaction was from Dennis Sheedy to Ellen O'Donnell, with Ellen's maiden name being Sheedy.] Prior to this, Patricia Murphy had acquired title in 1870 from the County Treasurer, with Murphy transferring it to Dennis Sheedy in 1873. Ellen O'Donnell subsequently transferred ownership to her daughter, Margaret O'Donnell, in 1910, with Winifred Campbell acquiring it from Margaret in 1919. She and her husband, Clifford, owned this property until 1946. The style of the extant house</p>

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		at 322 Park Ave. is more compatible with a c.1900 date of construction; therefore, it is suspected that there had been a much older house on this lot that was replaced by Ellen O'Donnell with the extant house c.1903 when she moved to 323 Glen Ave. and subsequently used the house at 322 Park Ave. as a rental.
324 Park Ave.	1925 (A) c.1905 (O)	The town lot transfers for this property show Harry Schmidt acquiring this property from George S. Wright and George H. Mayne, who also owned the lot on which 325 Glen Ave. was built. Schmidt acquired it in 1919. He and his wife, Lillian transferred it to John Bruhn in 1928. The house appears older in style than 1919, and it is suspected that it was built around the same time as the house at 325 Glen Ave. in the early 1900s. The address was listed in the 1905 Iowa State Census and the 1910 U.S. Census when Wilham Fredrickson, his wife, Edna, and their children were in residence. The 1910 census indicated that Fredrickson was a manager of a department store and was renting the house at 324 Park Ave.
331 Park Ave.	1872 (A) 1872 (O)	John T. and Isabella Oliver House. The Assessor lists the construction date of the house as 1872, a very specific date strongly suggesting that it was based on real information. The 1876 city directory indicates that John T. Oliver, an early pioneer and one of the leading businessmen in the city lived at the corner of Market St. (a.k.a. Park Ave.) and Pomona, which corresponds to 331 Park. John Oliver was the first merchant tailor to open a shop in Council Bluffs. The 1880 U.S. Census listed Oliver's household on Market as including his wife, "Isabell," and their four daughters. Oliver was listed as a tailor and a Scottish immigrant in the 1880 census. He was still listed at this address in the 1899 city directory, with his occupation still listed as a tailor. The 1900 U.S. Census listed the Oliver household still at this address and including John and "Isabel," their three daughters, four grandchildren, and one son-in-law [Elizabeth Oliver Gleason was listed as a widow, with Rose Oliver Peterson listed as divorced and three of the grandchildren being her children. The son-in-law, Warner Welsh, was married to Blanche Oliver Welch and one of the grandchildren was their son.] The 1905 Iowa State Census listed the John T. and "Isabella" Oliver and their daughters "Lizzie" Gleason and "Blanch" Welch at this address along with Blanche's husband and son. John Oliver died in 1910 at the age of 83, but his widow "Isabella" continued to occupy the house until 1921. Subsequent owners included their daughters, Elizabeth Gleason and Blanche Welsh. Elizabeth Gleason sold the house to Harry Allan Searle, Jr. in 1930. Searle was the president and general manager of Mona Motor Oil and later Searle Petroleum Company in Council Bluffs and lived at the house from 1931 through at least 1940. Searle also owned the KOIL radio station (see 600 Huntington) and remodeled the house at 331 Park in the 1930s-40s to its present appearance.
405 Park Ave.	1900 (A) c.1892 (O)	The 1892-1900 city directories listed James Scott Humphreys, a postal clerk for the C.B. & Q. Railroad, living at 405 Park Ave. The 1900 U.S. Census listed Humphrey, his wife, Mary, and their daughter, Hazel, as renters living at this address. Humphrey was still listed as a railroad mail clerk in the 1900 census. The 1910 U.S. Census listed Bennett Steinbaugh, his wife, Rose, and their four children at this address. Bennett was working as an automobile machinist and was renting this house. From 1915 through 1918, A.E. and Gertrude Ury occupied the house according to city directories. From 1921 through at least 1935, Edmund B. Evans, a painter, lived at the house. According to the property abstract, E.B. Evans purchased the property in 1920 from F.M. Scarr, who had purchased it in 1917 from Mary Gates, who had owned the house from 1912 and purchased it from Winifred Peterson. The transactions prior to 1912 indicate that Benjamin Wells had owned this lot, and much of this block, beginning in 1890 but appears to have lost title to this lot by 1893 when it was transferred by Sheriff's deed to the National Life Insurance Co. Alice Woodford obtained title via a Special Warranty Deed in 1910 and she transferred it to Winifred Peterson later that same year. It is unclear from this information when the house would have been built, but it may be that Wells was responsible for developing this lot and the adjoining lots along Park

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		<p>Ave. that he owned in the 1890s, as a real estate investment but ran into financial difficulty and lost the properties in the process. The style of the house is compatible with a c.1892 date of construction.</p>
<p>407 Park Ave.</p>	<p>1892 (A) c.1893 (O)</p>	<p>The 1893-1902 city directories and the 1900 U.S. Census listed Eugene W. Petersen, his wife, Carrie, and their three children living at this address, with the 1900 census indicating that they were renters. Petersen was manager of R.G. Dunn & Co., a mercantile. [By 1905, the Petersons were living at 409 Park Ave.] The city directories list the Reverend Edgar Price pastor of the First Christian Church in residence at this address by 1910, with the 1910 U.S. Census listing Price, his wife, Cora, and their two children at this address as owners. Price occupied the house until 1915 according to the city directories. No one stayed in the house longer than three years after Price, but the house was continually occupied until 1934-35, when it was listed as vacant. The lot transfers for this property show that Edgar Price purchased this property in 1909 from Verna Hulette, who had acquired it via assignment in 1905 from George Litchfield. [There is a listing in the 1905 Iowa State Census that shows George and Emma Hulette living at "409" Park Ave., but also lists Eugene Peterson at the same address but on a different page of the census. Peterson is identified with 409 Park in a 1904 lot transfer and the 1910 census; therefore, it is suspected that the 1905 listing for the Hulettes was actually for 407 Park, rather than 409.] The earlier history of this property involved ownership by Benjamin M. Wells from 1890 until 1894 when it was transferred to the Nashua Trust Co. via a Sheriff's deed similar to the early history of the adjacent property at 409 Park Ave., both of which were acquired by Wells in 1890 and subsequently transferred to financial institutions via Sheriff's deeds. As with the 409 Park Ave. property, the style of the house suggests an 1890s construction date, and it is suspected that Wells was responsible for the building of both, probably as investment properties, and then suffered financial difficulties and lost the properties. The 1892 date of construction listed in the Assessor's record may be the actual construction date given the Queen Anne style of the house.</p>
<p>409 Park Ave.</p>	<p>1870 (A) c.1892 (O)</p>	<p>Eugene W. Peterson was listed at this address in the 1905 Iowa State Census and the 1907 and 1910 city directories. Peterson was the manager of R.G. Dunn & Co. The 1910 U.S. Census listed Peterson as owner of this property, with his household including his wife, Carrie, and their three children. [As noted above, the Petersons were living as renters at 407 Park Ave. until at least 1902 and were listed at 407 Park as far back as the 1893-94 city directory.] George Rieder, a traveling salesman, lived at the address from 1912 through 1916, according to city directories. Several different people occupied the house through 1933, and the house was vacant in 1930 and 1931. Daniel J. Shea, a painter, occupied the house from 1934 through at least 1935. The lot transfer records for this property indicate that Benjamin M. Wells acquired the property from Judd Wells & Co. in 1890. He lost the property to the Milford Savings Bank in 1903, with the bank then transferring the property to James W. Leverett shortly thereafter. Leverett transferred the property to E.W. Peterson, Sr. in 1904. Peterson retained possession until 1921 when it was transferred to Martin Peterson (relation unknown). John P. and Mary Tinley owned the property from 1931 until 1935, followed by Mary Agnes Shea from 1935 until 1960. The Shea family lived in this house during that time. As noted above, Mary's husband, Dan Shea, was a painter. He also worked for the WPA in the 1930s. He hired someone to build a garage underneath the house, but this garage was later backfilled. Based on the style of the house, it is suspected that this house was built c.1892 by Benjamin M. Wells, when he appears to have entered into a mortgage with the Milford Savings Bank. However, he must have defaulted on the loan and lost the property to the bank in 1903. There was no listing for this address in the 1900 U.S. Census, but the Eugene Peterson family was listed here in the 1905 Iowa State Census. While it is possible that the house was built by the Peterson family after they acquired the property in 1904, the style of the house suggests an earlier date of construction. Furthermore, the house was certainly</p>

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		present by c.1897 when it was shown in the background of a photograph taken along Glen Ave. Therefore, the c.1892 date of construction is postulated based on the lot transfer data.
410 Park Ave.	1920 (A) c.1917 (O)- either built or remodeled into a residence by that time	The first occupant listed in the city directories for this address was W.M. Pratt, a retired man in his 70s. Pratt occupied the house from 1918 until 1922. After Pratt, several individuals were listed at the address at different times through 1935. The house also sat vacant in 1928-29 and from 1931-34. The position of this dwelling banked into a steep slope and situated on the west side of Park Ave. where most of the buildings were garages, plus the small size of this house and its design with a garage in the basement level and a dwelling on the second level, strongly suggests that it was originally a garage or carriage house associated with the house at 407 Glen Ave. It could have had a second-level living quarters originally, or was converted to a residence after the building was separated from the 407 Glen Ave. lot. It was shown in its current function on the 1928 fire insurance map. This building may actually be older than c.1917 but would not have been necessarily listed as a residence in older directories or by this address if it was originally a carriage house or garage.
431 Park Ave.	1900 (A) c.1897 (O)	The 1897-98 directories and the 1900 U.S. Census listed Samuel Filbert, a clerk and groceries salesman, as a renter at this address but he was not listed at this address in the 1893-96 directory but was still living at 431 Park Ave. in the 1901-02 directory. However, by the 1902-03 city directory, Filbert was no longer in residence. The 1901-02 directory indicated that he worked as a clerk for Green Bros. In 1900, the Filbert household included wife, Maggie, their three sons, and his mother, Catherine. By the time of the 1905 Iowa State Census, Ole and Minnie Steinbaugh and Julia Long were living at this address (the Steinbaughs were later at 207 Park Ave.). The lot transfers in the Auditor's Office begin with an 1893 Sheriff's Deed transaction transferring the property to a bank, with O.E. Steinbaugh acquiring the property via Warranty Deed in 1905 but quickly conveying it to Charles W. Vosler within one month that same year. The 1907 directory listed Charles W. Vosler, a carpenter for Consolidated Construction Company, at this address. Vosler remained in residence until 1926. The 1910 U.S. Census listed Vosler as owner of this house, with his household including wife, Sylvia, their two sons and a boarder. His occupation was listed as general contractor in 1910. The lot transfers indicate that Vosler conveyed the property to G.T. Karges in 1927, with Wilma Kuhl acquiring it in 1929, followed by Dorothy Millen in 1930 and Wilbur and Margaret Peet in 1931. The Peet family retained possession into the 1960s. The city directories showed the property as the "Kuhl Apartments" in 1930, with Dale W. Peet, the occupant in the 1932-35 directories. A c.1897 photograph taken along Glen Ave. shows the house at 431 Park Ave. in the background; therefore, given all the data, it can be stated that the house was present by that date. The style of the house is consistent with an 1890s date of construction.
435 Park Ave.	1910 (A) c.1900 (O)	The 1900 U.S. Census listed Ambrose Burke, his wife, Maud, and their two children at this address. Burke was a lawyer and was renting this house. The 1904-05 city directory and the 1905 Iowa State Census listed Benjamin Gibbs, a car cleaner and later engineer for the Wabash Railroad, at this address through 1911, when James P. Christensen, of Harding & Christensen, first occupied the house. Christensen lived here until 1916, after which the city directories did not list the address until 1920 when H.G. King was in residence. Several different people lived at the house for short two to three year spans during the 1920s and 1930s, including Elijah W. Shields from 1928 through 1930 and Adolph Wulff from 1933 through at least 1935. The property abstract indicates that B.A. Gibbs did not acquire the Warranty Deed until 1910 even though he was living here as early as 1904-05. The 1910 U.S. Census listed him as owner of this house, with his household then including wife, Harriet, two sons and a daughter. Benjamin Gibbs was then working as an engineer for the steam railroad. He acquired the property from the State Savings Bank, so it appears that Gibbs was renting the property before purchasing it; however, he then transferred the property within four

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		months to Julia E. and J.P. Christensen, who owned the property until 1931 when it was acquired by Adolph and Alice Wulff.
437 Park Ave.	1920 (A) c.1897 (O)	The earliest city directory listings for this address have the Charles A. Altmannspurger family in residence from 1897 to 1920. Charles was a manager for the Insect Exterminator Mfg. Co. in 1897-1903 and a traveling agent in 1907. The 1900 U.S. Census lists this address as the rental home of Charles Altmannspurger and his wife, Eliza, and their three daughters, Lily, Eliza and Matilda, son Andrew, and sister-in-law Emma Bohren. The house was still occupied by the family in the 1905 Iowa State Census, with the 1910 city directory listing the Altmannspurger's daughters "Lilli, Elizabeth and Mathilde" at this address. All three were working as stenographers. However, the 1910 U.S. Census listed Charles still as the head of household but now widowed, with his three daughters and son in residence at this address. This time, Charles was listed as owner of this house and the proprietor of some type of manufactory (census not clearly legible). Numerous people occupied the house from 1922 through 1935 with no one staying longer than two years. The house sat vacant in 1927 and 1928. According to an 1891 biography, Charles A. Altmannspurger was a prominent businessman and served on the Council Bluffs city council at one time. He had been born in Germany in 1858, immigrating to the United States in 1880. He lived first in Avoca and then in Minden. He married Eliza Bohren in 1881.
441 Park Ave.	1880 (A) c.1899 (O)	The first known occupant was Lars P. Jensen, a draper and later clerk and salesman, in 1899. Jensen and his family including wife, Jennie, their four children, and his sister-in-law, were living at this address at the time of the 1900 U.S. Census where they were shown as renters. Lars worked as a salesman in dry goods, with his wife working as a saleswoman in draperies. Their son worked as a clerk in dry goods. The Jensens were listed at this property through the 1910 U.S. Census, with the 1905 Iowa State Census listing the family by the surname of "Johnson." The 1910 census listed the Jensen household as including Lars, wife, Jennie, daughter, Ruth, and a boarder. Lars was working as a salesman in a clothing store and was by then listed as owner of this property. Silas E. Stevenson first occupied the house at 441 Park Ave. in 1913 and lived here until 1916, when J. Frank Wise was listed here in the city directories. Wise lived in the house until 1922. Charles W. Moats occupied the house after Wise, and stayed there until at least 1935. The style of the extant house is consistent with an 1899 date of construction. [The Jensens appear to have lived at 449 Park Ave. in 1913-14.]
447 Park Ave.	1900 (A) c.1899 (O)	Fremont Benjamin, a lawyer, was first listed in the 1899-1900 city directory at the address. The 1900 U.S. Census listed Fremont Benjamin at this address as a renter, with his household including wife, Maud, and their four sons. The Benjamins had moved to 205 Park Ave. by 1902, with the 1902-03 city directory listing Peter Beck, of Stewart Brothers Company, at 447 Park Ave. where he stayed until 1906. Beginning in 1907, Christian Anderson, an inspector for the Chicago, Milwaukee, & St. Paul Railway, occupied this house. He was listed here in the 1920 U.S. Census as owner, along with his wife, Signa, one lodger, and a second household of Rudolph Ray and wife, who were listed as renters. This would suggest that part of the house was separated as an apartment by that time, but that a room was let in the main part of the Anderson home as well. City directories list Andersons at the address until 1920. Various people occupied the home through 1935, but in 1926 through 1928, 1931, 1933, and 1935 the house was listed as vacant. The land records at the Auditor's office further note a transaction of this property from B.M. Wells to J.W. Taylor in 1890; however, there is a serious drop in the chain-of-title until a quit claim deed involving Taylor and a transfer to Judd Wells & Company quieted the deed in 1991. [Fremont Benjamin was also associated with 103 Park Ave.]
449 Park Ave.	1910 (A) c.1910 (O)	The 1900 and 1905 censuses and the earlier city directories have no listing for 449 Park Ave. The 1910 U.S. Census, however, listed Chris Anderson, his wife and daughter at this address and as owners. Anderson worked as a railroad car inspector in 1910. The Craftsman stylistic

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		<p>influence of the extant house at 449 Park would indicate a construction date in the 1910s or 1920s. Therefore, a c.1910 date of construction is likely. Lars P. Jensen (formerly of 441 Park Ave.) was listed at 449 Park Ave. in the 1913-14 city directories. From 1915 to 1918, the city directories list 449 Park Ave. as occupied by O.B. Peterson and by various individuals and families in the 1920s and 1930s including: Hugo "Fisher" from 1924 to 1927 and Ernest E. Powell from 1934 to at least 1935. The lot transfers do not show any ownership of 449 Park Ave. by Chris Anderson but do show an "S." P. Jensen and his wife acquiring the property from John and Samuel Plumer in 1913. The Jensens only owned it for little over a year before transferring it to Oswald Peterson and his wife. The Petersons transferred the property in 1919 to James C. and Minnie Johnson. The Johnsons owned it until 1925 when it was acquired by Hugo "Fischer." Subsequent owners included: Fred G. Johnson (1927-30), Chris K. Olsen (1930-44), and Mabel and William Melton, Jr. (1944-64). William Melton passed away in 1964. It is known that John H. Plumer lived on Glen Ave. (see 420 and 424 Glen) and also worked as the county treasurer.</p>
<p>453 Park Ave.</p>	<p>1920 (A) c.1887 (O)</p>	<p>James D. Stuart House. The 1889 and 1892 city directories listed 453 Park Ave. as the residence of James D. Stuart, who owned a drugs, book and music store on Broadway. The 1895-96 city directory listed Stuart still at this address but as a medicine manufacturer. However, by the 1900 U.S. Census and 1901-02 city directory this address was the home of Jacob and Emma Smith and their four children. Jacob Smith was a German immigrant who worked as a barber and was renting this property. By the 1905 Iowa State Census, this address was occupied by Ben and Rose Steinbaugh and their family. The 1910 U.S. Census listed Chris and Anna Brown and two boarders at this address as owners of this property. Chris Brown worked as a shipping clerk at the candy factory. R.H. Woker occupied the house in 1917, and from 1922 through 1929, Roy C. McPherson lived at the house, which then stood vacant until 1932. Albert C. Tullar occupied the house from 1934 through at least 1935. According to the property abstract, James Stuart and his wife acquired the property from William Seidentopf in 1887. Seidentopf had first acquired the property in 1870 but there appears to have been some period of ownership by Christian Straub in the late 1880s, although he quit claimed the property back to Seidentopf in 1887. It is known from the city directories that Stuart was in residence at 453 Park Ave. in the 1890s. The Stuarts transferred the property to real estate dealer, Ernest Hart in 1898, who in turn transferred it to Chris Brown in 1913, although as noted above, Chris Brown was listed as owner while living at this address in the 1910 census. Brown transferred it to H.G. McGee, another local real estate dealer, in 1915, with R.C. McPherson acquiring it from McGee in 1924. Elisabeth Dinsmore became the owner in 1931. The involvement of the sheriff in this last transaction and the fact that McPherson last lived at the house in 1929 strongly suggests that he suffered a financial setback probably as a result of the 1929 stock market crash. The occupation by R.H. Woker in 1917 appears to have been a rental as was the occupations by the Smiths and Steinbaughs in the early 1900s. Given the form of the house and the property abstract information, the house appears to have been built c.1887 by James D. Stuart.</p>
<p>465 Park Ave.</p>	<p>1895 (A) c.1910 (O)</p>	<p>The first known occupant of this address was James Darby, a gasoline lamp manufacturer, who was listed at this address in the 1900 city directory and in the 1900 U.S. Census as owner of this property. In 1900, his household included wife, Nellie (or Nelly), and two children, Eva and Harry. The Darbys were still at this address in the 1905 Iowa State Census, but by the 1910 city directory, Walter C. Joseph, Justice of the Peace, was living here, where he remained until 1918. The 1910 U.S. Census confirmed that Joseph, and his wife, Eva, and their four children, were living at this address and were shown as owners. The census listed his occupation as collector. From 1924 through 1935 Raymond M. Kellogg was the occupant of the house. The lot transfers show James Darby purchasing the property in 1898 from Thomas Johnson (who had acquired it in 1892). Darby and his wife sold the property to Eva</p>

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		<p>B. and Walter Joseph in 1912, which suggests that the Josephs may have rented the property from the Darbys for a couple of years prior to purchasing the property; however, as noted above, the 1910 census listed the Josephs as owners of this property. [Initially it was thought that perhaps Eva B. Joseph was Darby's daughter Eva, now married; however, Eva B. Joseph was in her 30s in 1910, while Darby's daughter Eva M. was only 4 years old in 1900.] C.E. Price and M.B. Snyder and his wife acquired the property in 1917. The A.F. Smith Co. acquired the Warranty Deed in 1922 and they transferred it to Flora G. and R.M. Kellogg in 1922. Leonard and Alice Ellsworth owned the property from 1939 to 1961. While the Craftsman style of the extant house is too early for a c.1900 house, it could have been updated stylistically at a later date. A further possibility is that the older Darby house was replaced by the Joseph family c.1910. For the present, a c.1910 date of construction is postulated based on the style of the house.</p>
<p>471 Park Ave.</p>	<p>1860 (A) c.1897 (O)</p>	<p>The first known occupant of the house was the John G. Aten family in 1897-99 according to the city directories. [In the 1894-95 directory, the Aten family was living elsewhere in Council Bluffs.] John Aten was a carpenter. George Smith, a shoemaker, was listed here in the 1900 directory, and it is known by that time, the Aten family was living at 434 Glen Ave. The 1900 U.S. Census listed 471 Park as the home of widower, George W. Smith, his two daughters, and a granddaughter. Smith was listed as renting. William J. Howlette, a painter and contractor, occupied the house by 1905. [His surname was spelled "Howlett" in the 1905 state census.] Howlette likely died in 1914, because his wife Maggie Howlette is listed as the occupant from 1915 through 1918 in the city directories. Thomas O. Tacy first occupied the house in 1921 and stayed at the address until at least 1935.</p>

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UTM References (continued)

	Easting	Northing	Zone
5	261902.21	4571372.82	15
6	261910.21	4571260.82	15
7	261886.21	4570948.82	15
8	261818.21	4570882.82	15
9	261730.21	4570882.82	15
10	261712.21	4571012.82	15
11	261736.21	4571100.82	15
12	261744.21	4571224.82	15
13	261690.21	4571340.82	15
14	261606.21	4571368.82	15
15	261640.21	4571436.82	15
16	261556.21	4571508.82	15
17	261480.21	4571502.82	15
18	261512.21	4571630.82	15

Verbal Boundary Description

The boundary of the Park/Glen Avenues Historic District is shown as the black outline on the accompanying map entitled "Topographic location of Park/Glen Avenues Historic District showing district boundary as black outline" and further detailed as the black dashed line on the maps entitled "Location of Contributing and Non-Contributing Buildings and Structures in District."

Boundary Justification

The boundary includes all the historic residential neighborhood along Park and Glen avenues and portions of W. Pierce Street and Huntington Avenue from W. Pierce Street south to the north end of Fairmount Park, but including the city waterworks pump station and reservoir, and those portions of High School Avenue and Pomona streets, which intersect with Park and Glen avenues in this neighborhood.

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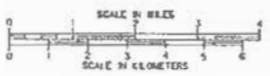
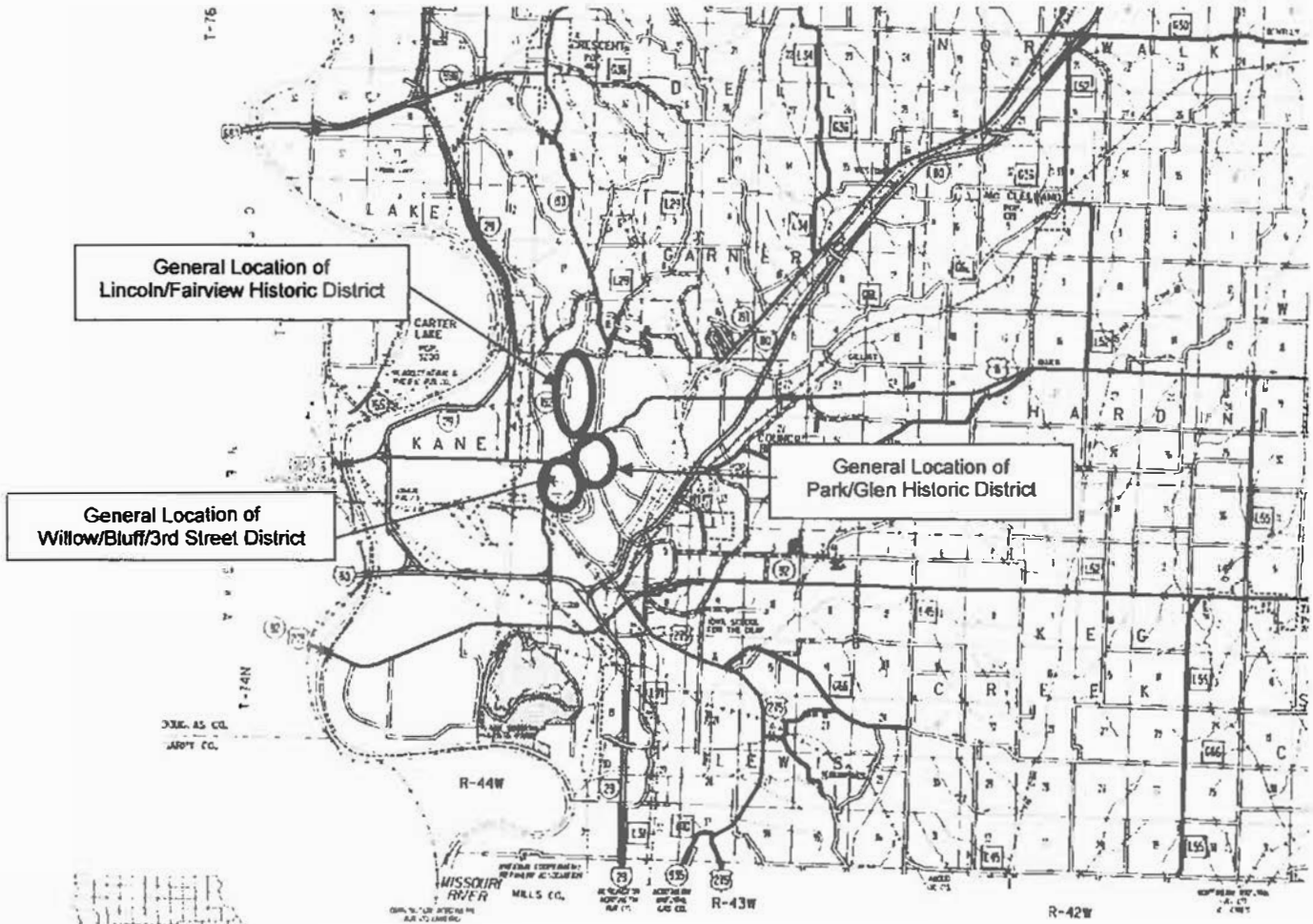
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General Location of Park/Glen district in relation to Willow/Bluff/3rd Street and Lincoln/Fairview districts
Source for map: Iowa Department of Transportation, Ames, Iowa



JANUARY 1, 1995



LEGEND

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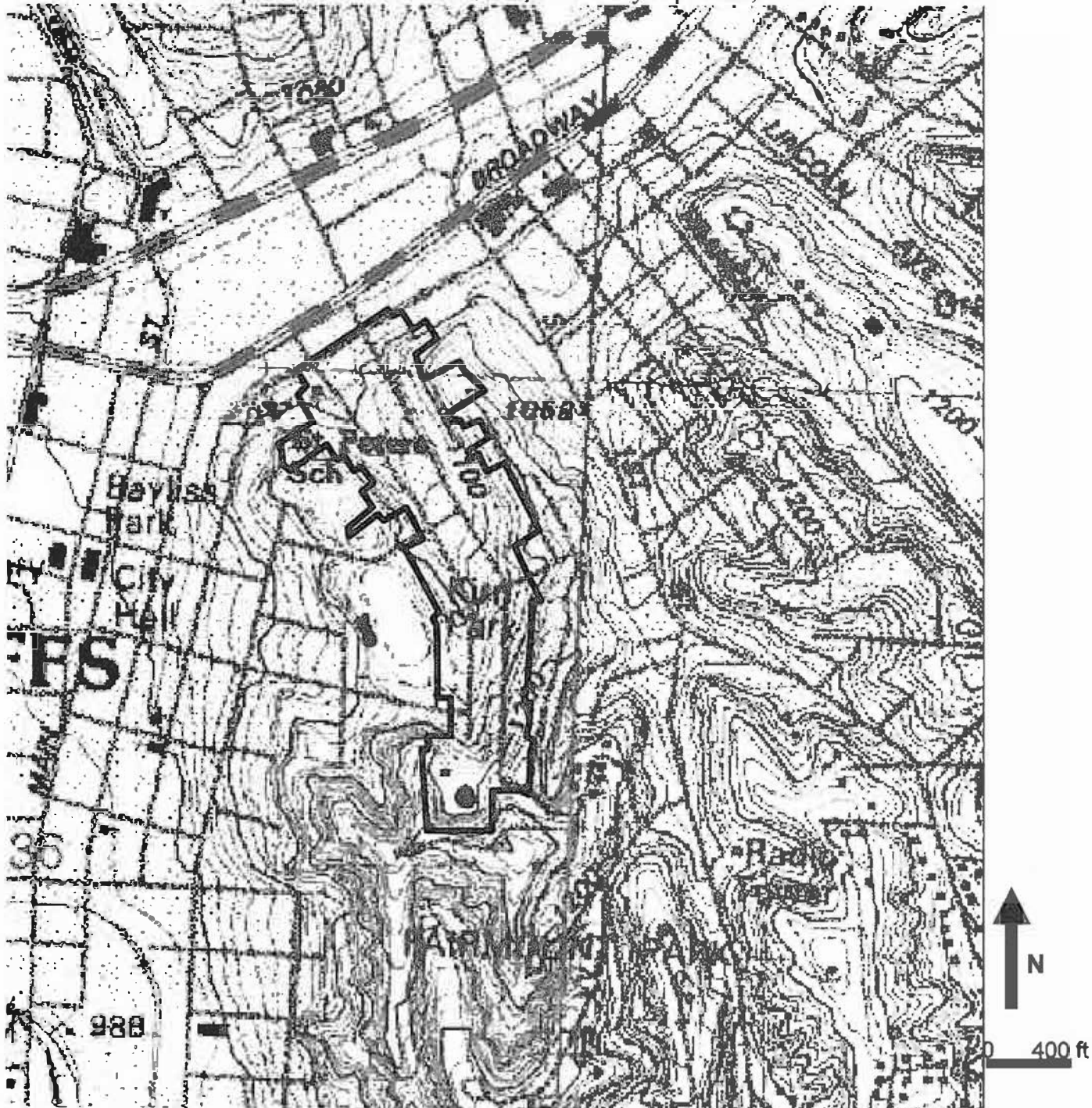
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Topographic Location of Park/Glen Avenues Historic District showing district boundary as black outline
Source for map: USGS Council Bluffs South; accessed by ExpertGPS, March 2009.



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




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Location of Contributing and Non-Contributing Buildings and Structures in District

Base Map obtained from the
Pottawattamie County GIS Map Service
accessed at <http://gis.pottcounty.com/pvweb23/main.do?> 01/2009.

0 90ft

-  = contributing building/structure
-  = non-contributing building/structure
-  = stone retaining wall
-  = concrete or brick retaining wall
-  = modern retaining wall (various materials)
-  = exposed brick pavement
-  = District boundary



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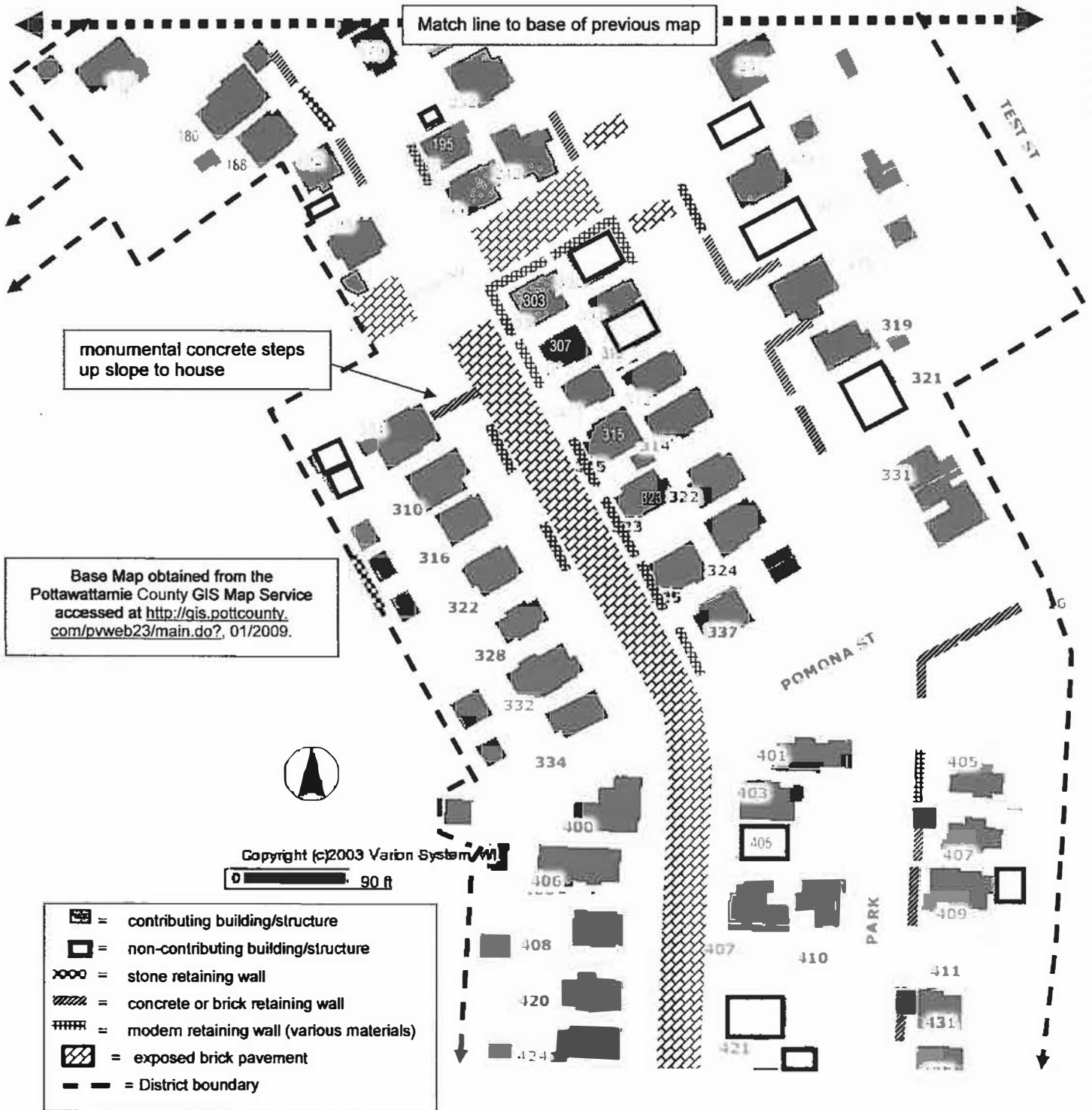
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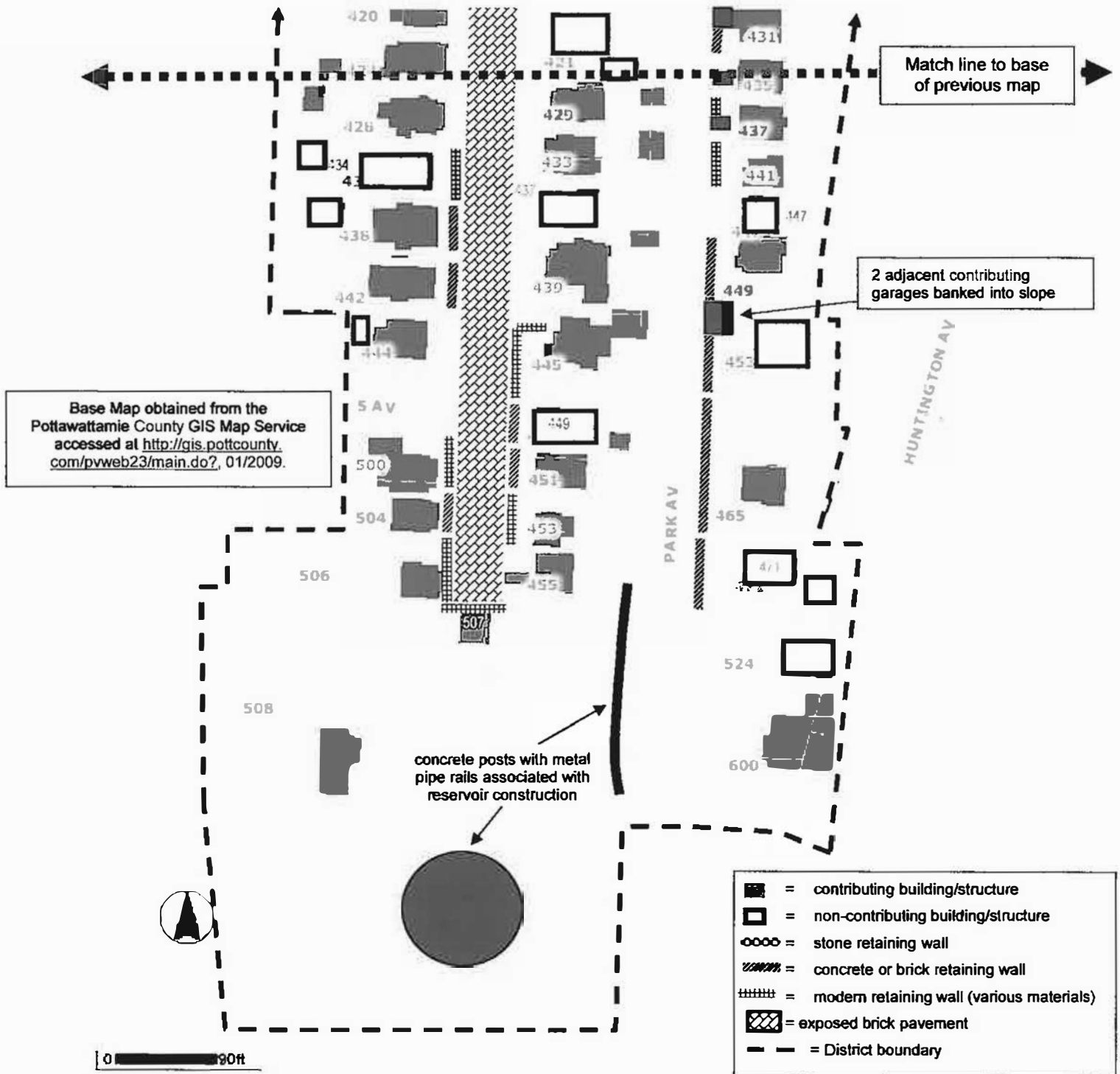
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Location of Contributing and Non-Contributing Buildings and Structures in District



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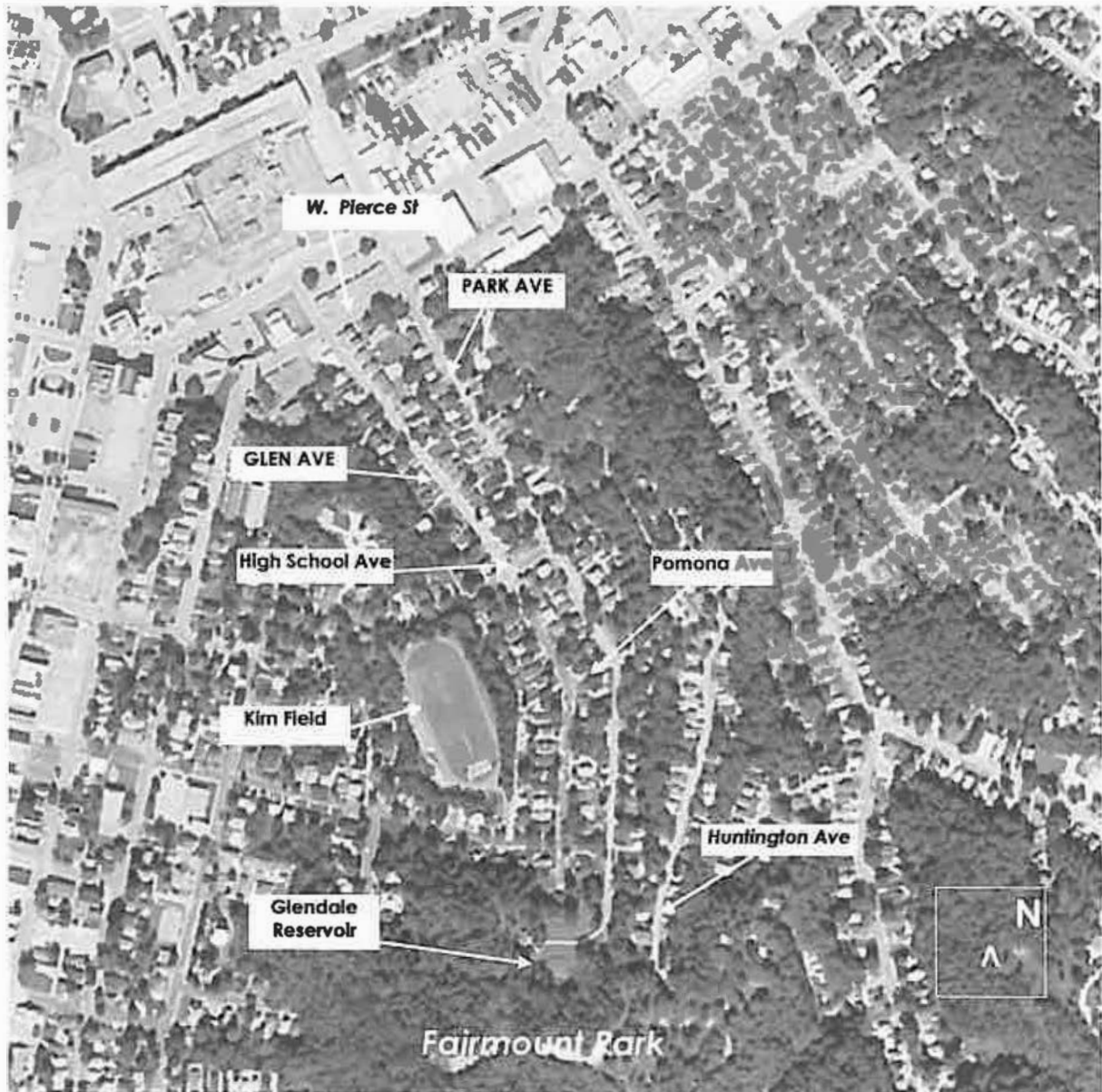
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Aerial view of historic district in 2007, showing major streets and landmarks
Aerial photograph obtained at <http://ortho.gis.iastate.edu/> on February 12, 2008



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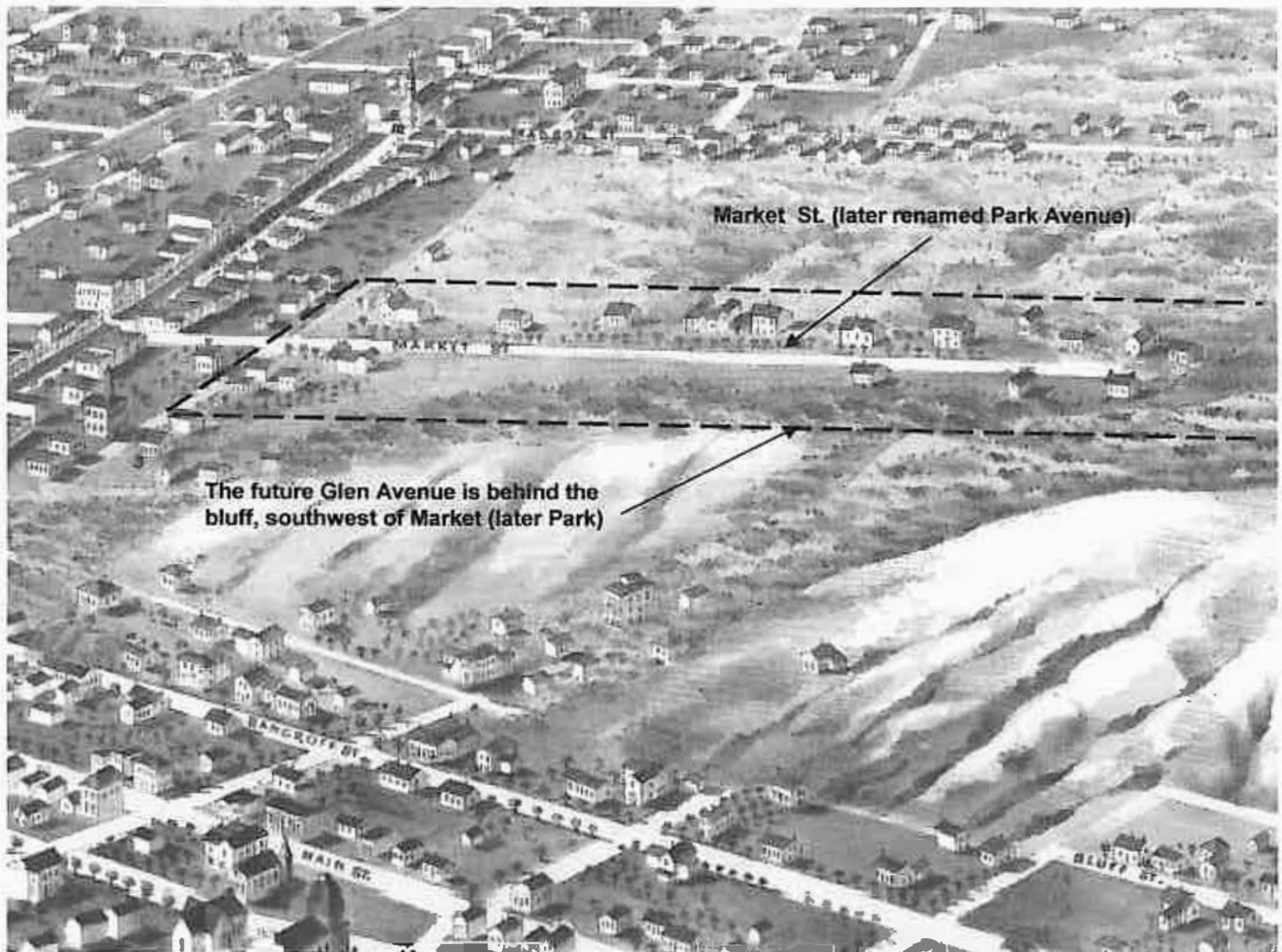
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1868 Bird's Eye View of the City of Council Bluffs, Pottawattamie Co. showing approximate district area
Source: Library of Congress American Memory website http://memory.loc.gov/cgi-bin/map_item.pl on November 26, 2007



This view looks northeast and shows part of the future Park/Glen Avenues residential district (blacked dashed line is approximately only), already lightly developed with a handful of residences. Glen Avenue is not yet present, nor is the southern extension of Park beyond High School and Pomona Streets.

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Detail of Plan of Council Bluffs, 1875, showing Glendale Addition (1856) and Williams' Second Addition (1868)
Source: Andreas 1875



When the land in Williams' Second Addition proved too rugged for home building, the city moved to acquire the property, which in 1879 became the northern section of Fairmount Park. The hilly loess topography is clearly depicted on this map.

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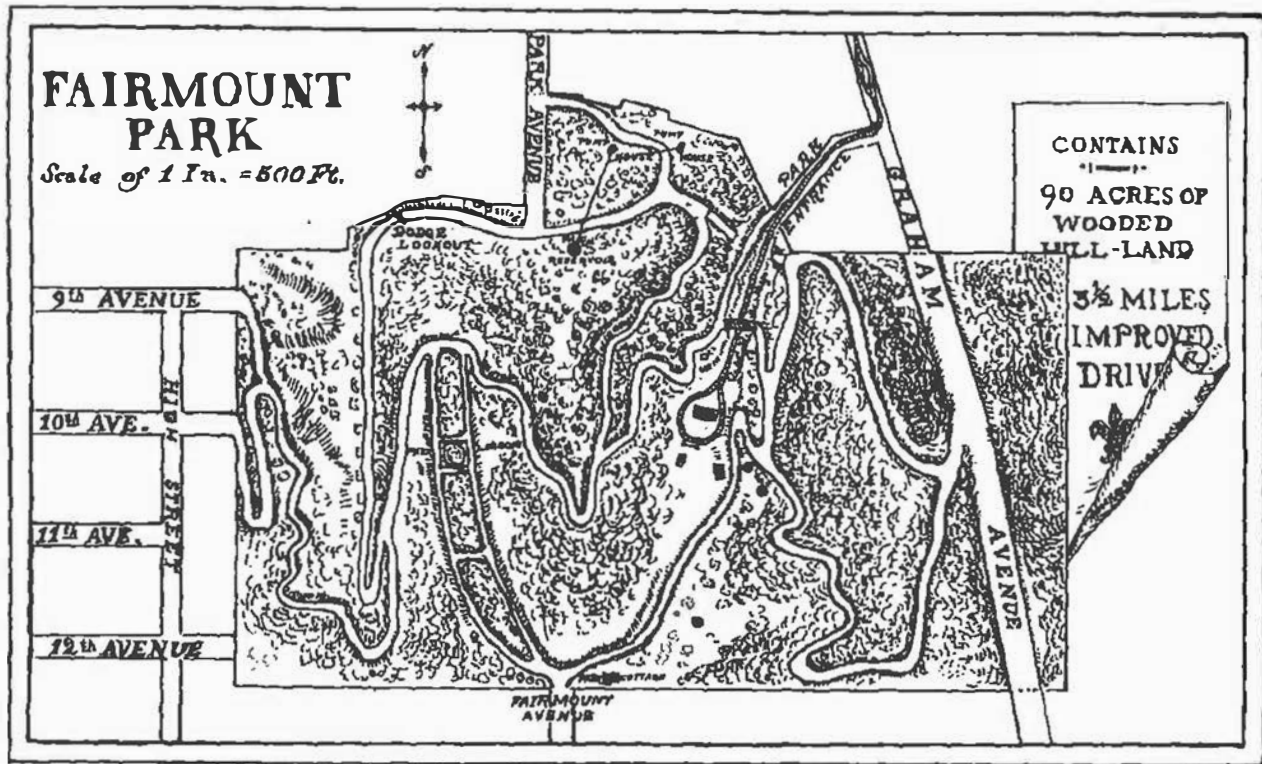
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1913 Plan of Fairmount Park
Source: Robinson 1913



This drawing shows Park Avenue (top) extending into the park to provide a northern entrance for residents of the Park/Glen neighborhood. The park roads and water works-related buildings and structures on this drawing do not necessarily indicate the location of extant features today.

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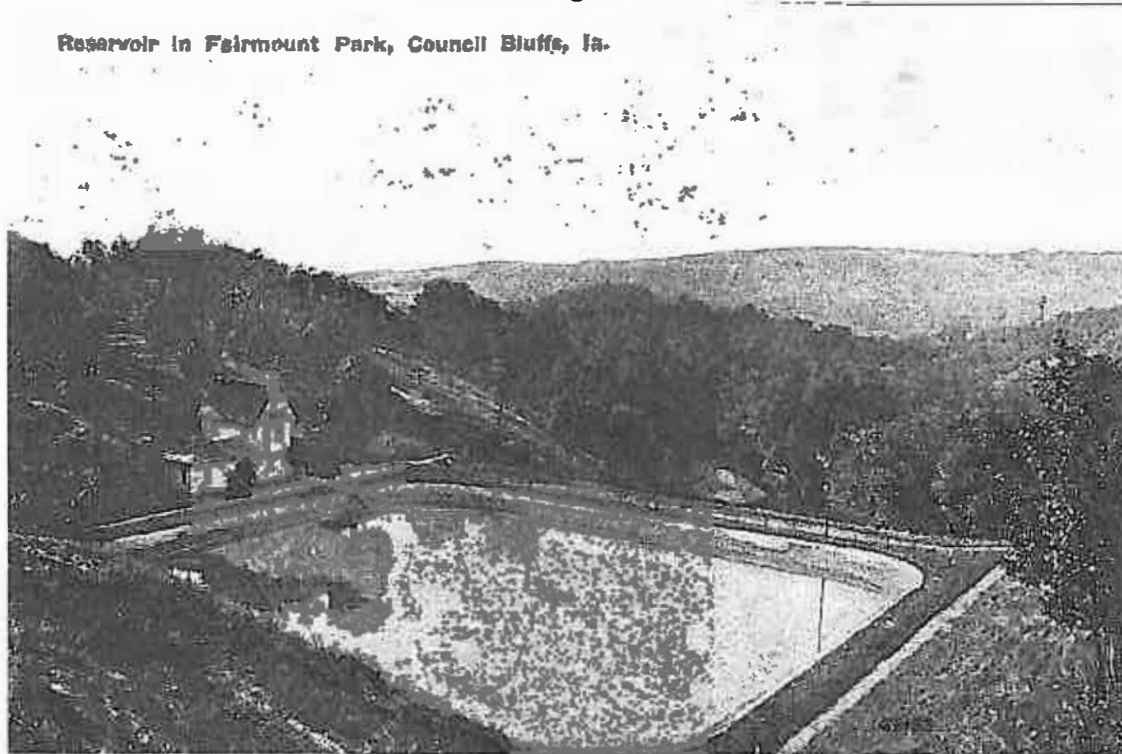
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“Upper Reservoir” in Fairmount Park, a.k.a., the Glendale Reservoir in a c.1887 photograph looking SW.
Source: Craig et al. 1980



This postcard shows the Glendale Reservoir, its caretaker's house, and the rugged topography leading up to Fairmount Park. The hipped roof of 506 Glen Avenue is visible below the reservoir near the center of the image. This house was built around 1908. Since the roof of the pump house is not yet visible, it appears that this photograph was taken sometime between 1908 and 1915. Around 1920, the caretaker's house was replaced with a new house, which today bears the address 508 Glen Avenue, although it is reached via Park Avenue. The earthen-bermed, open reservoir seen in this postcard was replaced in the early 1940s by the smaller, round, covered reservoir structure extant today. Source: Bridge et al. 2002

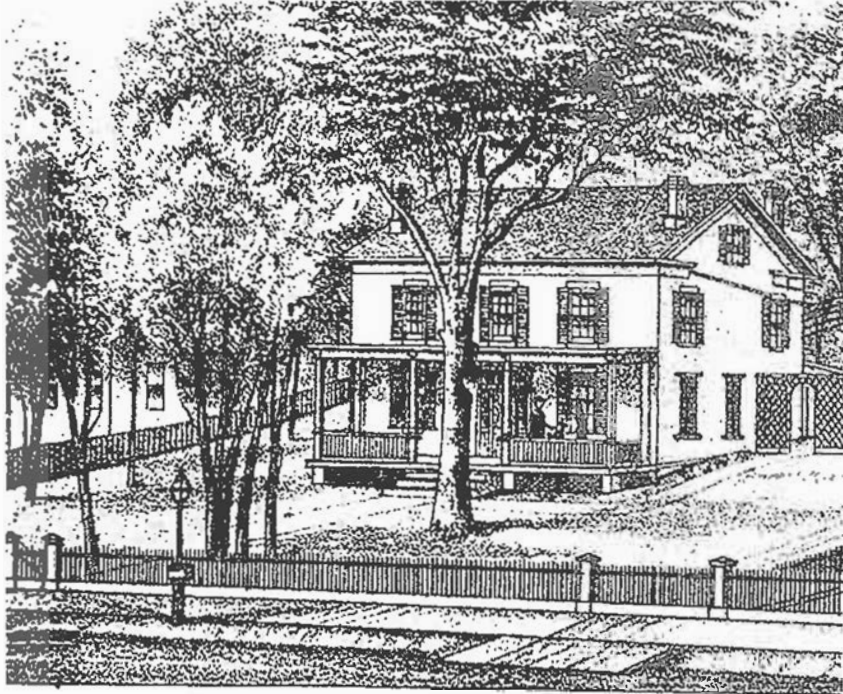
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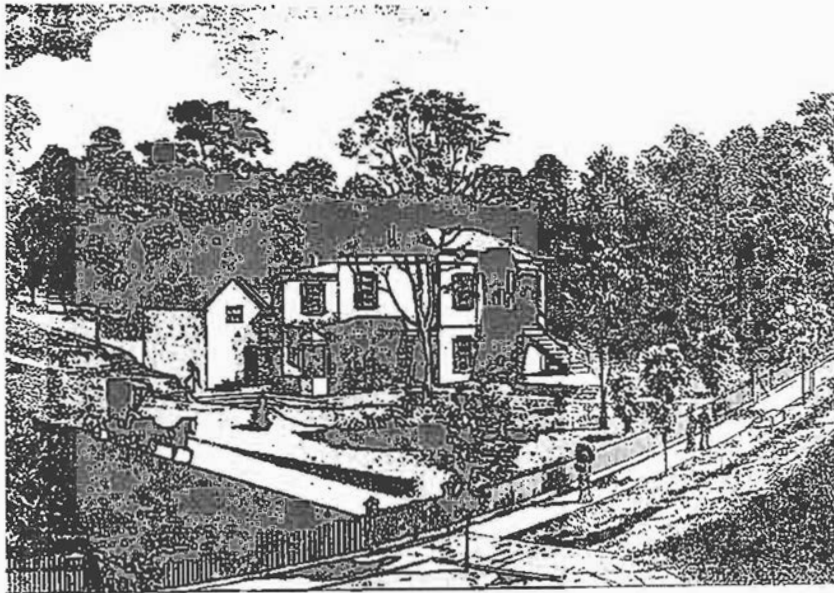
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RES. OF P. LACY, PARK AVE., COUNCIL BLUFF

Illustration of 231 Park Avenue, originally the Thomas Hart Benton, Jr. House
Source: Allen 1885



RES. OF C.R. ALLEN, COUNCIL BLUFFS, IOWA.

Illustration of 321 Park Avenue. Source: Allen 1885

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Illustration of proposed "High Service Pumping Station No. 1"
later named the Glendale Pumping Station



1930 photograph of the Glendale Pumping Station
Note stairs (non-extant) going uphill to the reservoir

Source: Council Bluffs Water Works History, article and photographs obtained from
<http://www.cbwaterworks.org/GenInfo/History.aspx>, 2/6/2009



311 Park Avenue, early 1900s photograph
Source: Greg Myers, Council Bluffs, Iowa



156 Park Avenue, early 1900s photograph
Source: Bob Knox, Council Bluffs, Iowa

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150 Park Avenue in May 1984 photograph
Source: Marty and Steve Barker, Council Bluffs, Iowa



Two photographic views of 455 Glen Avenue c.1920
Source: Richard B. Graeme, Council Bluffs, Iowa

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188 and 180 Glen Avenue in c.1920 photograph
Copy provided by Mary Lou McGinn, Council Bluffs, Iowa



c.1897 photographs of the Pomeroy family showing 407 Glen (left), 431 Park (background directly behind little girl in right photo) and the north side of 421 Glen at extreme right. Source: R.B. Graeme, Council Bluffs, Iowa; assistance with dating the photographs by Mary Bennett, State Historical Society of Iowa. Note that the house north of 431 Park is no longer extant and that the side bay window of the extant house at 409 Park is visible at the extreme left of the photo on the right.

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Left: early 20th century photograph showing front porch of 126 Park Avenue at right and front of 130 and 134 Park Avenue, View is looking South. Source: Nate Watson, Council Bluffs, Iowa



RESIDENCE OF MR. EISEMAN.

c.1887 photograph of 134 Park Avenue
Source: Craig et al. 1980

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Photographs of Property Types in the District



Thomas Hart Benton, Jr. House, 231 Park Avenue, Federal Style
Source: Pottawattamie County Assessor, accessed at <http://www.pottco.org/>



Lysander and Sarah Tulleys House, 151 Park Avenue, Italian Villa Style
Photograph taken by: Tallgrass Historians L.C., 2008

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Photographs of Property Types in the District



Landscape Elements: brick street along Glen Avenue, which also has sections of intact stone curbing
Photograph taken by: Tallgrass Historians L.C., 2008



Landscape Elements: sloping yard and concrete stairs at 304 Glen Avenue
(a high-style example of the Colonial Revival style in the district)
Photograph taken by: Tallgrass Historians L.C., 2008

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Photographs of Property Types in the District



453 Glen Avenue, Queen Anne gabled-front-and-wing cottage
Source: Pottawattamie County Assessor, accessed at <http://www.pottco.org/>



109 Park Avenue, Queen Anne Style
Source: Pottawattamie County Assessor, accessed at <http://www.pottco.org/>

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Photographs of Property Types in the District



162 Glen Avenue, Queen Anne cross-gabled cottage, with garage inset into front yard slope
Photograph taken by Mary Lou McGinn, Council Bluffs, Iowa, 2008



180 Glen Avenue, Colonial Revival Style
Source: Pottawattamie County Assessor, accessed at <http://www.pottco.org/>

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Photographs of Property Types in the District



201 Park Avenue, later Colonial Revival in district
Source: Pottawattamie County Assessor, accessed at <http://www.pottco.org/>

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Photographs of Property Types in the District



322 Glen Avenue, Foursquare type
Photograph taken by Tallgrass Historians L.C., 2008



337 Glen Avenue, Foursquare type
Photograph taken by Tallgrass Historians L.C., 2008

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Photographs of Property Types in the District



310 Glen Avenue, Bungalow/Craftsman type
Source: Pottawattamie County Assessor, accessed at <http://www.pottco.org/>



Glendale Reservoir, Modernistic/Moderne-influenced concrete structure
Photograph taken by Tallgrass Historians L.C., 2008

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Photographs of Property Types in the District



434 Glen Avenue, non-contributing example of Hipped Cottage type
Photograph taken by Tallgrass Historians L.C., 2008



600 Huntington Avenue, Prairie School/Craftsman type (former KOIL Radio Station)
Photograph taken by Tallgrass Historians L.C., 2008

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Photographs of Property Types in the District



**507 Glen Avenue, Neoclassical-influenced Glendale Pumping Station
Photograph taken by Tallgrass Historians L.C., 2008**

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Photographs of Property Types in the District



431 Park Avenue, Queen Anne/Stick style, with concrete garage inset in front slope
Photograph taken by Tallgrass Historians L.C., 2008



170 Glen Avenue, Italianate Style
Photograph taken by Tallgrass Historians L.C., 2008

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Photographs of Property Types in the District



137 Glen Avenue, small-scale Neoclassical dwelling
Photograph taken by Tallgrass Historians L.C., 2008



228 Park Avenue, Neoclassical dwelling
Source: Pottawattamie County Assessor, 1996

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Photographs of Property Types in the District



150 Park Avenue, Eclectic Queen Anne/Gothic Revival



126 Park Avenue, Queen Anne/Eastlake

Photographs taken by Tallgrass Historians L.C., 2008



242 Park Avenue, Italian Renaissance
Source: Pottawattamie County Assessor, 1996

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Photographs of Property Types in the District



Tudor Revival brick cottages (top and bottom) at 128 Glen Avenue, "Anderson Court"
Source: Pottawattamie County Assessor, 2002

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Photographs:

Date of Photographs: November 2008, February and March 2009

Photographer: Adam Meseke, Leah Rogers, and Mary Lou McGinn

Location of Original Negatives: Tallgrass Historians L.C., Iowa City, Iowa

- #1 508 Glen and Glendale Reservoir, View to the WSW
- #2 Overlooking south end of Glen Avenue, View to the NW from Park Avenue
- #3 East side of Park Avenue from Glendale Reservoir property, View to the NNE
- #4 East side of Park Avenue from Pomona Street, View to the SSE
- #5 East side of Park Avenue from Pomona Street, View to the North
- #6 West side of Park Avenue near intersection with High School Avenue, View to the WNW
- #7 Intersection of High School Avenue and Park Avenue, View to the WSW
- #8 West side of Park Avenue north of High School Avenue, View to the NW
- #9 West side of Park Avenue halfway between High School Avenue and W. Pierce Street, View to the NW
- #10 East side of Park Avenue halfway between High School Avenue and W. Pierce Street, View to the SE
- #11 West side of Park Avenue near W. Pierce Street, View to the NW
- #12 East side of Glen Avenue, View to the SE from W. Pierce Street
- #13 West side of Glen Avenue, View to the SSE from near W. Pierce Street
- #14 East side of Glen Avenue, View to the SE from near W. Pierce Street
- #15 East side of Glen Avenue, View to the SE near High School Avenue intersection
- #16 West side of Glen Avenue, View to the NW from High School Avenue intersection
- #17 West side of Glen Avenue, View to the SSE from High School Avenue intersection
- #18 East side of Glen Avenue, View to the NNW from Pomona Street intersection
- #19 East side of Glen Avenue, View to the SSE from Pomona Street intersection
- #20 West side of Glen Avenue, View to the SSW from Pomona Street intersection
- #21 West side of Glen Avenue, View to the NNW from 5th Avenue intersection
- #22 East side of Glen Avenue, View to the SSE near 5th Avenue intersection
- #23 231 Park Avenue, View to the East
- #24 150 Park Avenue, View to the WNW
- #25 126 Park Avenue, View to the SSW
- #26 170 Glen Avenue, View to the SW
- #27 445 Glen Avenue, View to the SE
- #28 439 Glen Avenue, View to the NE
- #29 407 Glen Avenue, View to the NE
- #30 315 Glen Avenue, View to the East
- #31 228 Park Avenue, View to the SW
- #32 180 Glen Avenue, View to the SW
- #33 316 Glen Avenue, View to the SW
- #34 137 Glen Avenue, View to the NE
- #35 600 Huntington (KOIL Radio Station), View to the NW

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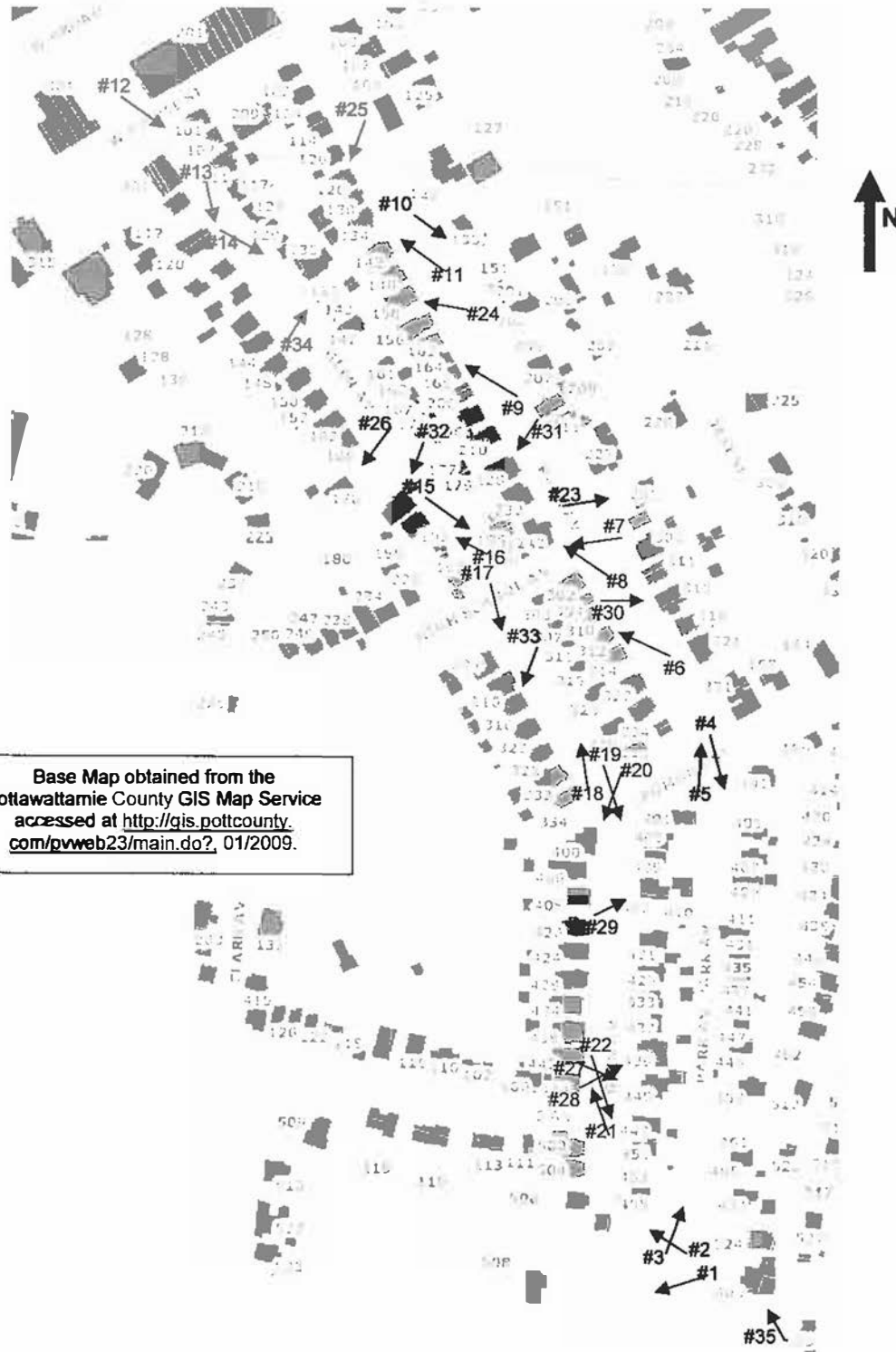
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Map Showing Direction of Photographs



Base Map obtained from the
Pottawattamie County GIS Map Service
accessed at http://gis.pottcounty.com/pvweb23/main.do?_01/2009.

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NAME	Property Address	MAILING ADDRESS 1	MAILING ADDRESS 2
Floyd A Bogle - Lorraine A Bogle	101 Glen	209 W Pierce St	Council Bluffs, IA 51503
KMC Properties LLC	101 Glen	c/o Matthew P - Kimberly K Kouri	215 4th St, Council Bluffs, IA 51503
Floyd A Bogle - Lorraine A Bogle	107 Glen	209 W Pierce St	Council Bluffs, IA 51503
KMC Properties LLC	107 Glen	c/o Matthew P - Kimberly K Kouri	215 4th St, Council Bluffs, IA 51503
KMC Properties LLC	209 West Pierce Street	215 S 4th St	Council Bluffs, IA 51503
Douglas E-Vickie D Norton	102 Park	102 Park Av	Council Bluffs, IA 51503
T And G Inc	104 Park	21599 Old Lincoln Hwy	Crescent, IA 51526
Anthony W-Cynthia L Lainson	114 Park	114 Park Av	Council Bluffs, IA 51503
Shawn R Stuck - Alina M Stuck	120 Park	703 22nd Av	Council Bluffs, IA 51501
David Z Fienhold - Margery A Fienhold	103 Park	424 Golden Oaks Dr	Council Bluffs, IA 51503
Scott J Geer - Adrienne J Geer	103 Park	169 Wendover Dr	Council Bluffs, IA 51503
Lyle E Jr-Deborah A Cain	107 Park	26 Indian Hills Rd	Council Bluffs, IA 51503
Park Avenue Restoration Korporation Inc - c/o David F Huggins	109 Park	150 Park Av	Council Bluffs, IA 51503
Park Avenue Restoration Korporation Inc - c/o David F Huggins	109 Park	109 Park Av	Council Bluffs, IA 51503
Patrick Rigg	125 Park	PO Box 1711	Council Bluffs, IA 51502
Harold J-Karen K Gaspard	301 West Pierce Street	301 W Pierce St	Council Bluffs, IA 51503
D C A Co	112 Glen & 114 Glen	4 Sundahl Av	Council Bluffs, IA 51503
D C A Co	120 Glen & 116 Glen	4 Sundahl Av	Council Bluffs, IA 51503
D C A Co	128 Glen	4 Sundahl Av	Council Bluffs, IA 51503
D C A Co	128 Glen	4 Sundahl Av	Council Bluffs, IA 51503
Kent D-Janelle R Coker	136 Glen	136 Glen Av	Council Bluffs, IA 51501
Carla J Kuhtenia	144 Glen	226 High School Av	Council Bluffs, IA 51503
Lindsay L Jennings - Brandy J Jennings	148 Glen	148 Glen Av	Council Bluffs, IA 51503
Yarden Medeiros - Abby Medeiros	150 Glen	150 Glen Av	Council Bluffs, IA 51503
Georgia W Harley - Jeffrey J Fuller	152 Glen	152 Glen Av	Council Bluffs, IA 51503
Joseph D Josselyn - Nicole M Josselyn	162 Glen	162 Glen Av	Council Bluffs, IA 51503
William T Hall - June K Hall	166 Glen	166 Glen Av	Council Bluffs, IA 51503
Steven Jensen	170 Glen	4730 S 167th St	Omaha, NE 68135
Howard Cronk JR - Elizabeth Cronk	180 Glen	180 Glen Av	Council Bluffs, IA 51503
Larry Allen Britton	188 Glen	188 Glen Av	Council Bluffs, IA 51501
Charles Kevin Knott	192 Glen	192 Glen Av	Council Bluffs, IA 51503
Harold-Frances Trust Beck	198 Glen	198 Glen Av	Council Bluffs, IA 51503
Floyd A Bogle - Lorraine A Bogle	111 Glen	209 W Pierce St	Council Bluffs, IA 51503
KMC Properties LLC	111 Glen	c/o Matthew P - Kimberly K Kouri	215 4th St, Council Bluffs, IA 51503
KMC Properties LLC	117 Glen	c/o Matthew P - Kimberly K Kouri	215 4th St, Council Bluffs, IA 51503
Floyd A Bogle - Lorraine A Bogle	127 Glen	209 W Pierce St	Council Bluffs, IA 51503
KMC Properties LLC	127 Glen	c/o Matthew P - Kimberly K Kouri	215 4th St, Council Bluffs, IA 51503
Genesis Holdings 3 LLC	129 Glen	PO Box 1711	Council Bluffs, IA 51502
Duwayne Max Doty - Carol A Doty	135 Glen	20711 Old Lincoln Hwy	Council Bluffs, IA 51503
Julie A Kruse	137 Glen	137 Glen Av	Council Bluffs, IA 51503
Richard A-Virginia D Hestness	143 Glen	143 Glen Av	Council Bluffs, IA 51503
Dan C-Karen D Applegate	147 Glen	147 Glen Av	Council Bluffs, IA 51503
Jill S Comley	161 Glen	161 Glen Av	Council Bluffs, IA 51503
Steven J Beck	163 Glen	163 Glen Av	Council Bluffs, IA 51503
L T Standing , LTD	167 Glen	c/o Susan K Holly & Becky Ln	Council Bluffs, IA 51503
Sheena Lynn Kunik	167 Glen	c/o LT Standing Ltd	32 Scott St, Council Bluffs, IA 51503
Melvin J-Sharon C Mark	171 Glen	171 Glen Av	Council Bluffs, IA 51501

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Timothy Liddick - Jolynn Liddick	207 Park	207 Park Av	Council Bluffs, IA 51503
Marjorie M-Elizabeth M Mckee	209 Park	209 Park Av	Council Bluffs, IA 51503
Clyde E-Irene M Vanevery	211 Park	211 Park Av	Council Bluffs, IA 51503
Kelly Prine	223 Park	223 Park Av	Council Bluffs, IA 51503
Robert A Pashek	151 Park	151 1/2 Park Av	Council Bluffs, IA 51503
Edward J-Lorraine Hassett	207 Park	207 1/2 Park Av	Council Bluffs, IA 51503
Ronald A Neal - Barbara J Neal	231 Park	231 Park Av	Council Bluffs, IA 51503
Charles A-Tamara S Bardon	303 Park	303 Park Av	Council Bluffs, IA 51503
Gregory V-Vicki L Myers	311 Park	311 Park Av	Council Bluffs, IA 51503
Willard M Etal Reger	315 Park	315 Park Av	Council Bluffs, IA 51503
William T-Tamara L Bernard	319 Park	319 Park Av	Council Bluffs, IA 51503
Mark-Sharon L Peters	321 Park	321 Park Av	Council Bluffs, IA 51503
Willia Siemek	331 Park	c/o 1st Choice Personnel	8594 Frederick St, Omaha, NE 68124
Matthew D Hoffman - Paige R Hoffman	400 Glen	400 Glen Av	Council Bluffs, IA 51503
Ricky B-Sarah E Shively	406 Glen	406 Glen Av	Council Bluffs, IA 51503
Dennis E McElderry - Barbara J McElderry	408 Glen	408 Glen Av	Council Bluffs, IA 51503
Cynthia J Ostronic	420 Glen	420 Glen Av	Council Bluffs, IA 51503
Terry Oswald	424 Glen	424 Glen Av	Council Bluffs, IA 51503
Edwin L-Susan E Daugherty	428 Glen	428 Glen Av	Council Bluffs, IA 51503
Mark D Holt	434 Glen	434 Glen Av	Council Bluffs, IA 51503
Lindsay E-Jonna D Andersen	438 Glen	438 Glen Av	Council Bluffs, IA 51503
John P Andersen - Mary Andersen	442 Glen	442 Glen Av	Council Bluffs, IA 51503
Thomas A-Deborah A Lowndes	444 Glen	444 Glen Av	Council Bluffs, IA 51503
Richard M-Clara M Hobbs	500 Glen	500 Glen Av	Council Bluffs, IA 51503
Michael J-Linda G Ring	504 Glen	504 Glen Av	Council Bluffs, IA 51503
Clark D Cull - Anne E Keifer	506 Glen	506 Glen Av	Council Bluffs, IA 51503
Karen K Holmes	508 Glen	508 Glen Av	Council Bluffs, IA 51503
City of Council Bluffs		209 Pearl St	Council Bluffs, IA 51503
Water Works Council Bluffs		2000 N 25th St	Council Bluffs, IA 51501
Don D Angeroth - Maryann A Angeroth	401 Glen	10 Stubblefield Dr	Council Bluffs, IA 51503
Joaquina Wilcox	403 Glen	1024 N Broadway St	Council Bluffs, IA 51503
Anita K Stocks	405 Glen	405 Glen Av	Council Bluffs, IA 51503
Michelle R Mutchler-Burns - Brian D Burns	407 Glen	407 Glen Av	Council Bluffs, IA 51503
Eric A Anderson - Jillian L Anderson	410 Park	410 Park Av	Council Bluffs, IA 51503
Don D Angeroth - Maryann A Angeroth	421 Glen	10 Stubblefield Dr	Council Bluffs, IA 51503
Don D Angeroth - Maryann A Angeroth	429 Glen	10 Stubblefield Dr	Council Bluffs, IA 51503
Jon F-Maureen A Garrigan	433 Glen	433 Glen Av	Council Bluffs, IA 51503
Stoman Investments	437 Glen	PO Box 863	Council Bluffs, IA 51502
Chad W Fentl - Katie J Fentl	439 Glen	439 Glen Av	Council Bluffs, IA 51503
Karl K Etal Allen	445 Glen	445 Glen Av	Council Bluffs, IA 51503
William M Leinen - Andrea L Leinen	449 Glen	21990 185th St	Council Bluffs, IA 51503
John F Drake	451 Glen	451 Glen Av	Council Bluffs, IA 51503
Stoman Investments	453 Glen	PO Box 863	Council Bluffs, IA 51502
Ronald L-Mary H Shaw	455 Glen	455 Glen Av	Council Bluffs, IA 51503
City Of Council Bluffs - C/O City Clerk	401 Park	209 Pearl St	Council Bluffs, IA 51503
Diane Konfrst	405 Park	405 Park Av	Council Bluffs, IA 51503
Arthur L Etal Dunlavy	407 Park	407 Park Av	Council Bluffs, IA 51503
David Russell Lucas	409 Park	296 Benton St	Council Bluffs, IA 51503
David Russell Lucas	411 Park	296 Benton St	Council Bluffs, IA 51503

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David R Etal Lucas	431 Park	PO Box 1113	Council Bluffs, IA 51502
David R-Jimelle Lucas	435 Park	PO Box 1113	Council Bluffs, IA 51502
Jeremiah-Regina Etal Mieska	437 Park	17308 Turnberry Rd	Council Bluffs, IA 51503
Eleanor E Jacobs - Randy B Arnold	441 Park	441 Park Av	Council Bluffs, IA 51503
Billy Bob Housing Inc - c/o Lynn Leaders	447 Park	560 Highway Av	PO Box 79, Underwood, IA 51576
David B Socha	449 Park	449 Park Av	Council Bluffs, IA 51503
Don A-Laura M Ayers	453 Park	453 Park Av	Council Bluffs, IA 51503
Don A-Laura M Ayers		453 Park Av	Council Bluffs, IA 51503
Raymond K Hansen	461 Park	303 Lincoln Av Apt 3	Council Bluffs, IA 51503
John M Kobold	465 Park	465 Park Av	Council Bluffs, IA 51503
Kathleen J Neighbors	471 Park	471 Park Av	Council Bluffs, IA 51503
William S-Lisa M Ruehle	524 Huntington Ave	524 Huntington Av	Council Bluffs, IA 51503
Rita K-Scott P Benson	600 Huntington Ave	600 Huntington Av	Council Bluffs, IA 51503